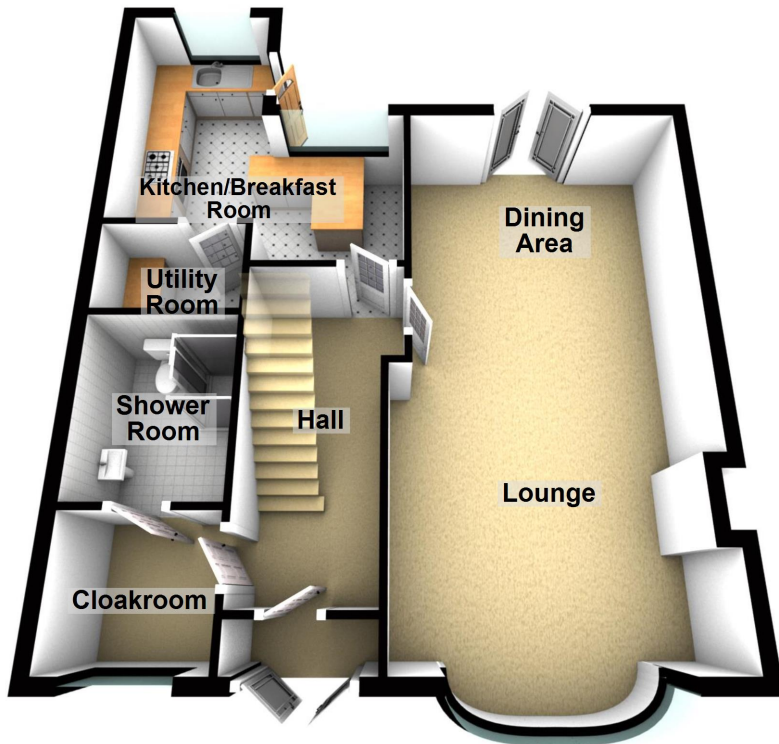




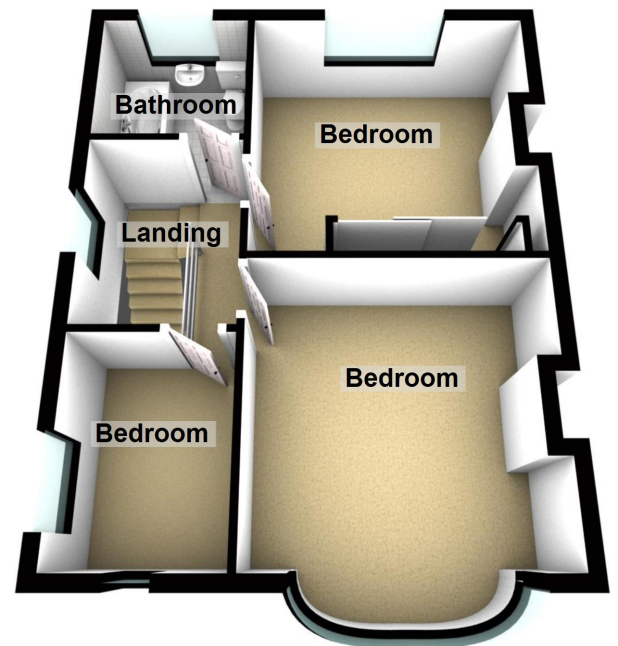
- \* SEMI-DETACHED
- \* THREE BEDROOMS
- \* RECENTLY REFURBISHED
- \* DOUBLE GLAZED
- \* OFF ROAD PARKING
- \* GAS CENTRAL HEATING



### Ground Floor



### First Floor



**Church Road, Litherland**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	81
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	57	76
England, Scotland & Wales EU Directive 2002/91/EC		

### Three Bedroom Semi-Deatched Property

Recently refurbished throughout this property is ideally situated in highly sought location of Litherland. Benefiting from excellent transport links, local amenities and school networks.

The property itself briefly comprises of;

#### External

Front Garden (Driveway for off road parking)

Rear Garden (Patio area leading from patio doors and kitchen access, turfed lawn.)

#### Ground Floor

Entrance Porch - 6'9" x 6'8"

Entrance Hall - 14'11" x 6'1"

Downstairs Shower Room with separate utility space - 6'2" x 6'7"

Front Lounge with open plan dining area - 12'7" x 27'

Kitchen with island breakfast bar - 15'5" x 12'5"

Utility Room - 6'5" x 6'6"

#### 1st Floor

Landing - 7'6" x 8'3"

Bedroom One - 15'3" x 12'5" (Into bay)

Bedroom Two - 11'9" x 12'3"

Bedroom Three - 9'3" x 6'8"

Boarded Loft Access

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