

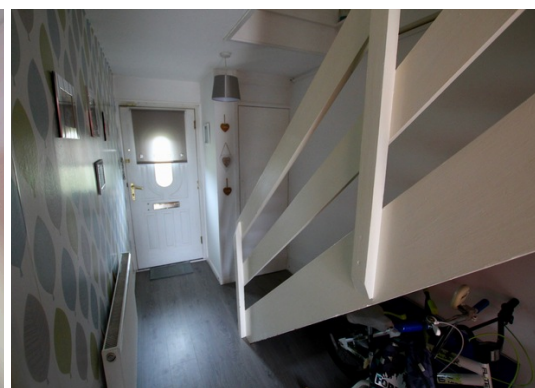
Trawden Way

Bootle, L21

£75,000



- * Two Bedroom Mid Terrace House
- * Well Presented Throughout
 - * Front & Rear Gardens
 - * Double Glazed
 - * Gas Centrally Heated



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	41
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Two bedroom mid terrace available to market with no chain. Ideally situated facing Edge Farm field and with excellent transport links, local amenities and school networks.

Well presented throughout this property benefits from front and rear gardens, double glazing and gas central heating.

Property comprises of:

Entrance hall

Lounge

Kitchen/Dining Area (Access to rear garden)

First Floor:

Bathroom

Bedroom One

Bedroom Two

External:

Front & Rear Gardens

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.