

Pennsylvania Road
Clubmoor, L13

Freehold
£150,000



- * THREE BEDROOM SEMI-DETACHED
- * NO CHAIN
- * DOUBLE FRONT
- * RECENTLY REFURBISHED THROUGHOUT
- * TWO RECEPTION ROOMS
- * FEATURE PATH TO FRONT GARDEN



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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		
(1-20) G		
Not energy efficient - higher running costs		
	56	84
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	48	82
England, Scotland & Wales EU Directive 2002/91/EC		

Three Bedroom Semi-Detached property available to the market with NO CHAIN!

This property has been fully refurbished throughout offering a high standard of living throughout and in particular benefits from two reception rooms one of which incorporates an open plan kitchen / dining area, gas central heating, double glazing and utility room.

Situated in L13 with excellent school networks, public transport links across the city and an a short distance to Queens Drive for M62 motorway access.

Property comprises of;

Entrance Hall 18'4" x 6'3"
 Lounge 14'2" x 9'9"
 Open Plan Kitchen 6'8" x 8'9" / Dining Area 15'8" x 9'9"
 Utility Room 8'6" x 8'7"
 WC

First Floor

Bathroom 7'9" x 8'3"
 Master Bedroom 16' x 14'3"
 Bedroom Two 11'9" x 11'2"
 Bedroom Three 7'3" x 11'4"

External

Walled Front Garden with feature path
 rear garden lawned with paved area.

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.