



- * THREE BEDROOM MID TERRACE
- * NO CHAIN
- * POPULAR RESIDENTIAL AREA
- * FRONT & REAR GARDENS
- * DOUBLE GLAZED





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		
	59	85
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		
	40	83
England, Scotland & Wales EU Directive 2002/91/EC		

Three Bedroom Mid Terrace Property

Available to market with No Chain!

Situated in the popular residential area of L21 Litherland with excellent transport links, local amenities and school networks, this property benefits from front & rear gardens, double glazing and gas central heating.

This mid-terrace is well presented throughout and briefly comprises of;

Ground Floor

Entrance Porch - Leading from front garden

Entrance Hall -

Lounge - 12' x 14'7"

Kitchen/Dining Area - 15'5" x 8'8"

First Floor

Bedroom One - Double - 13'1" x 10'4"

Bedroom Two - Double - 12'4" x 10'

Bedroom Three - Single - 10'1 x 8'5" max (L-shaped)

Bathroom - 8'1" x 5'1"

External

Front Garden - Paved path leading to Entrance Porch, mature lawn

Rear Gardens - Storage Shed, well maintained mature lawned garden

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.