



- Three bedroom semi detached house
- Rear and side gardens
 - Driveway
- Centrally heated
- Double glazed
- No chain





| 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 | | |
| 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 | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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Three bedroom semi detached house situated in L20, Bootle. This property has excellent local amenities and transport links across Liverpool. This property also benefits from having a garden to the side and rear of the property.

To Comprise;

Ground Floor:

Entrance Hall- 3'7" x 6'9"

Lounge - 14'7" x 11'3"

Kitchen / Diner - 13'6" x 11'5"

W/C - 3'1" x 4'7"

First Floor:

Bedroom One - 9'5" x 14'6"

Bedroom Two - 9'6" x 7'9"

Bedroom Three - 6'6" x 6'5"

Bathroom - 8'4" x 5'4"

Exterior:

Rear and side gardens

Driveway

To View Call Logic.

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.