



- Three bedroom mews style terrace house
- Open plan kitchen/dining area
- Rear paved yard
- Driveway
- Centrally Heated
- 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	58	61
(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	53	56
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

NEW!!! "ANY HOUR" Viewing Booking System - Visit Logicstates.co.uk to book and confirm your viewing online instantly.

Three bedroom mews style terrace house. This well presented property benefits from having an open plan kitchen/ dining area and is located 0.5 miles away from Blundellsands and Crosby train station. This property is also has off street parking as well as a rear paved yard.

Acomodation Comprises of:

Ground Floor

Entrance Hall

Lounge - 12'2" x 16'4"

Open plan Kitchen / Dining area - 11'5" x 11'8"

Utility Room - 5'6" x 9'3"

Bathroom - 4'6" x 8'9"

First floor

Bedroom One - 8'3" x 11'2"

Bedroom Two - 11'9" x 11'8"

Bathroom - 7'6" x 4'2"

Second floor

Bedroom Three - 10'6" x 20'3"

Ensuite - 5'9" x 4'4"

Exterior

Drive

Rear paved yard

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.