



- * THREE BEDROOM SEMI-DETACHED HOUSE
- * WELL PRESENTED THROUGHOUT
- * TWO RECEPTION ROOMS
- * FRONT & REAR GARDENS
- * GARAGE
- * GAS CENTRALLY HEATED





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		
	72	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		
	70	83
England, Scotland & Wales EU Directive 2002/91/EC		

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Corner plot three bedroom semi detached house available to the market. The property is well presented throughout & benefits from two reception rooms, double glazing throughout, gas central heating as well as front and rear gardens. The property is situated in Litherland 0.25 miles from transport links and local amenities with easy access to the M57/58.

Property Comprises Of:

Ground Floor:

Entrance Hall - 15'7" x 5'9"

Lounge - 12'5" x 15'3"

Rear Lounge - 11'5" x 13'8"

Kitchen - 10'4" x 13'3"

First Floor:

Bathroom - 6'7" x 10'2"

Bedroom One - 15'1" x 9'3"

Bedroom Two - 13'9" x 11'4"

Bedroom Three - 9'5" x 6'9"

Exterior:

Front & Rear Gardens

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.