



- \* Three Bedroom Mid Terrace
- \* Well Presented Throughout
  - \* Two Reception Rooms
  - \* Extended
  - \* Fitted Wardrobes
  - \* Gas Central Heated





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Three Bedroom Mid Terrace situated in Seaforth 0.3 miles from Seaforth & Litherland Train Station, this family home is well presented throughout and has added benefit of being extended which offers a large family kitchen leading to bathroom maximising space to the first floor giving three good sized bedrooms.

Property Comprises Of;

Entrance Porch

Lounge

Dining Area (with stairs leading to first floor)

Kitchen

Bathroom

1st Floor

Bedroom One

Bedroom Two

Bedroom Three

External

Front Garden

Rear Yard

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.