



- Extended three bedroom semi detached house
 - Three reception rooms
- Fully boarded loft space with roof lights ideal for storage
 - Fully alarmed
 - Centrally Heated
 - Double Glazed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(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		70
(55-68) D		
(39-54) E	44	
(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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Extended three bedroom semi detached house situated in Crosby, L23. This property is close to excellent local amenities, transport links and schools. This property benefits from having three reception rooms, central heating, double glazed and a fully boarded loft.

Accommodation Comprises of;

Ground Floor:

Entrance Hall - 14.5 x 6.7

Front reception room - 14.5 x 11.2

Second reception room - 12.0 x 11.2

Third reception room - 9.4 x 11.6

Kitchen - 18.2 x 6.6

First Floor:

Bedroom One - 15.1 x 9.9

Bedroom Two - 12.2 x 10.3

Bedroom Three - 8.9 x 7.2

Bathroom - 4.1 x 6.6

Fully boarded loft space with roof lights ideal for storage.

Exterior:

Rear Garden

To View Call Logic.

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