



- Three Bedroom Mid Terrace House
- Two Reception Rooms
- Front and Rear Gardens
- Centrally Heated
- Double Glazed





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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Three bedroom mid terraced family home situated in Litherland with excellent local amenities, transport links and access links to Liverpool City Centre. This property benefits from having two reception rooms, central heating and is double glazed.

Accommodation Comprises of;

Ground Floor:

Hallway - wood effect flooring.

Stairs to first floor with understairs storage cupboard.

Lounge - 13' 2" x 14' 8" Feature wall mounted electric fire.

Kitchen / Dining room - 19'0" x 11'3" French doors leading to garden. Wood effect flooring. Worktops inset with granite effect sink unit with splash backs. Integrated fridge/freezer, plumbing for washing machine. Electric oven, electric hob with extractor fan over. Wood effect flooring.

First floor

Landing Loft access.

Bedroom 1 - 14' 5" x 14' 1" bay window with open views over playing fields

Bedroom 2 - 13' 3" x 10' 10" Storage cupboard with gas central heating boiler.

Bedroom 3 - 10' 9" x 8' 4"

Bathroom - 7' 11" x 8' 3" White suite comprising of shaped panel bath with shower over.

Exterior:

Front and Rear Gardens

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.