



- Three bedroom semi detached family home
- No Chain
- Two Reception Rooms
- Rear Garden
- Driveway
- Central Heating





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	34	
(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		59
(39-54) E		
(21-38) F	28	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom semi detached family home situated in Litherland, L21 with excellent local amenities, transport links and access links to Liverpool City Centre. This property benefits from having two reception rooms, central heating, double glazing and a rear garden.

Accommodation briefly comprises of:

Ground floor

Porch - UPVC front door leading into hallway

Front Lounge - 11' 9" x 15' 2" - UPVC Bay Window. Marble Fire

Rear Dining Area - 14' 7" x 6' 11" - UPVC Window to the side of the property and a UPVC Window overlooking the rear of the property

Kitchen - 13' 6" x 6' 5" - UPVC Windows to side of property, with aluminium sliding doors overlooking the garden

First Floor

Landing

Bathroom - 7' 0" x 6' 6" - Double Shower cubicle with electric shower

Bedroom 3 - 9' 11" x 7' 8" - UPVC Window overlooking rear garden

Bedroom 2 - 8' 0" x 12' 8" - Cast Iron Fireplace

Bedroom 1 - 7' 11" x 6' 6" - UPVC Portal window facing the front of the property.

Exterior:

Front and Rear Garden

Paved patio area. Laid to lawn

Storage shed

Open Drive way

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.