

Somerset Road
Brighton le sands, L22

Freehold
£225,000



- * Three Bedroom Semi Detached House
- * Two Reception Rooms
- * Porch
- * Front & Rear Gardens
- * Centrally Heated
- * Double Glazed



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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		
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		
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Three Bedroom semi detached house situated in Brighton le Sands, L22 This property has original parquet flooring throughout, front & rear gardens, two reception rooms, and is centrally heated and double glazed. This property would be an ideal family home or as a perfect first home. There are many original features throughout this home, including a beautiful stained glass window and cosy log burner fire with slate hearth. The property also benefits from having a partially boarded and fully insulated loft space with pull down ladder.

Somerset Road is just a 10 minute walk away from College Road, with an array of local bars, shops and cafe's This home is situated 0.5 miles from Blundellsands and Crosby train station with reliable access links to Liverpool City Centre.

Property comprises of;

Ground Floor:

Porch

Entrance Hall - with storage cupboard under stairs

Lounge - 13'0" x 9'0" with log burner fire

Sitting Room - 13'9" x 9'0"

Extended Kitchen - 9'0" x 6'5" - with integrated appliances and sky light

First Floor

Bedroom One - 10'9" x 10'9"

Bedroom Two - 12'0" x 10'0"

Bedroom Three - 8'0" x 6'0"

Newly fitted Bathroom - 7'0" x 6'0"

To View Call Logic.

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