

SALE AGREED

21 Lennox Way, Liverpool, Merseyside L7 2QZ

Offers in the region of £130,000

Bluerow Homes are delighted to offer this well presented 3 bedroom semi detached house tucked away in a quiet street yet still within easy reach of the city, local amenities and transport links. The property benefits from a large kitchen-diner, good sized living room, downstairs wc, 3 bedrooms and a family bathroom. Viewing is advised to appreciate all that this property has to offer.

Entrance Hall

Double glazed multi locking front door, stairs to upper floor, radiator and downstairs wc.

Downstairs wc

WC, UPVC double glazed window, wash basin, wood effect flooring, light point, extractor

Kitchen/Diner

10'6" 18'9" (3.22 x 5.73)

UPVC double glazed window, double UPVC double glazed doors to garden, modern wall and base units, gas hob, electric oven, stainless steel extractor hood, laminate work surfaces, stainless steel sink and drainer unit, space and plumbing for washing machine and fridge-freezer, radiator, gas central heating boiler, wood effect flooring.



Lounge

12'7" x 11'6" (3.86 x 3.52)

Two UPVC double glazed windows, storage cupboard, television point, telephone point, light point, radiator, double doors to kitchen diner.



Bedroom 1

11'6" x 9'0" (3.51 x 2.76)

Double glazed window, radiator, fitted wardrobes,



Bedroom 2

9'11" x 8'7" (3.04 x 2.63)

UPVC double glazed window, radiator.



Bedroom 3

9'11" x 6'7" (3.03 x 2.02)

UPVC double glazed window, radiator



Bathroom

Bath with electric shower over, wash basin, WC, radiator, UPVC obscured double glazed window, tiled areas to walls, extractor.

Garden

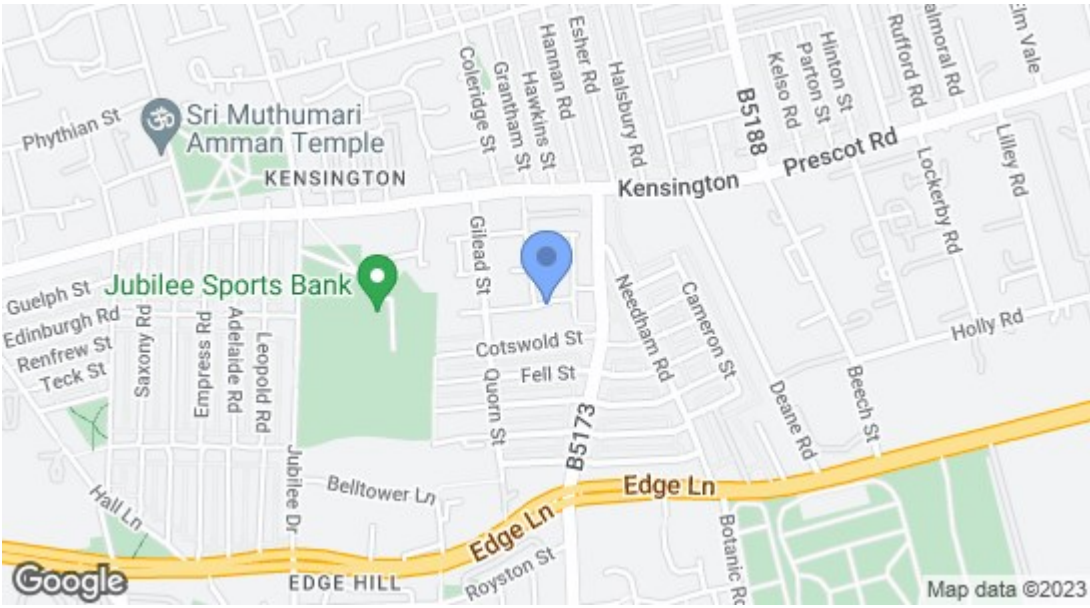
Low maintenance flag and gravel garden to rear.



Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 83 | 83 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | | |
| | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 81 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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