



# J&D ESTATE AGENTS

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## 3 Dewsbury Road, Liverpool, Merseyside L4 2XE

Offers invited £94,995

Nestled on Dewsbury Road in the vibrant city of Liverpool, this charming end-terrace house offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, including a spacious double bedroom, this property is perfect for small families, couples, or individuals seeking a welcoming home.

As you enter the house, you are greeted by a vestibule entrance that adds a touch of character and warmth. The layout of the home is designed to maximise space and light, creating an inviting atmosphere throughout. The living areas are perfect for relaxation and entertaining, providing a versatile space to suit your lifestyle.

The location on Dewsbury Road is ideal, offering easy access to local amenities, schools, and transport links, making it a practical choice for those who commute or enjoy the vibrant culture of Liverpool. The surrounding area boasts a variety of shops, parks, and recreational facilities, ensuring that everything you need is within reach.

This end-terrace house is not just a property; it is a place where you can create lasting memories. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to settle in this lively city. Don't miss the chance to make this lovely house your new home.

Entrance vestibule

Reception 1

Reception 2

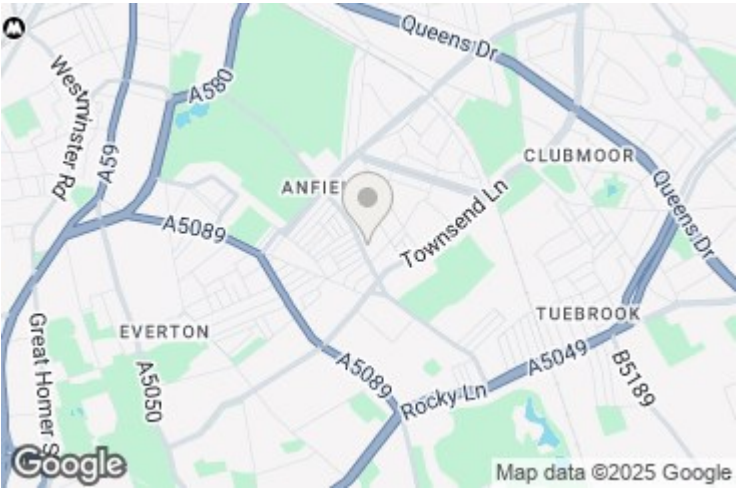
Kitchen

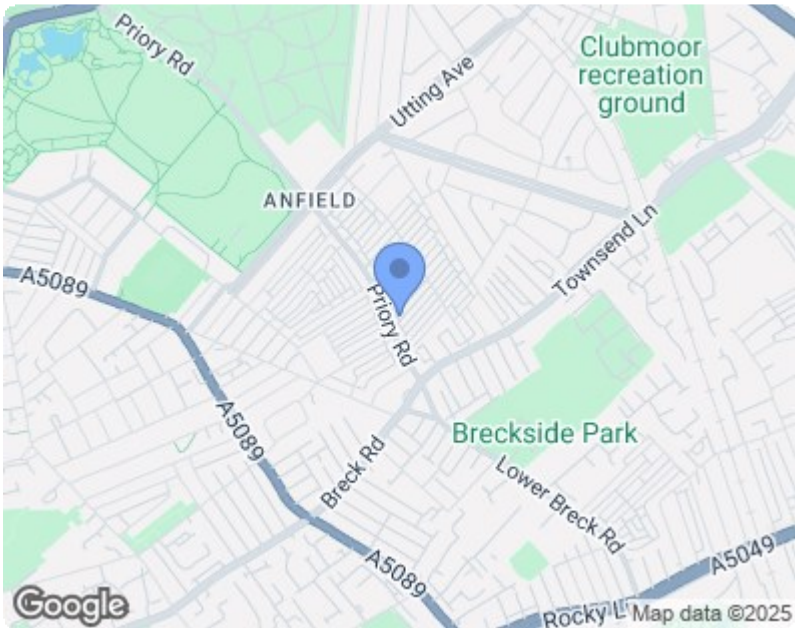
Bedroom 1

Bedroom 2

Bathroom

External





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	