



# J&D ESTATE AGENTS

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**63 Bedford Road, Liverpool, L4 5PS**

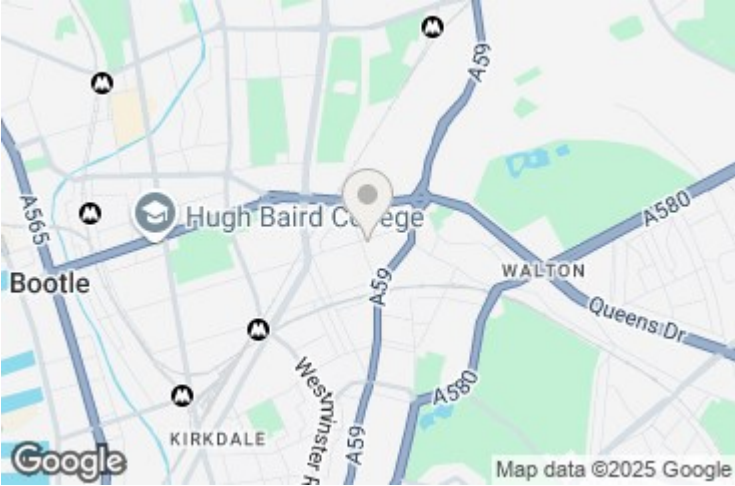
**Asking price £114,995**

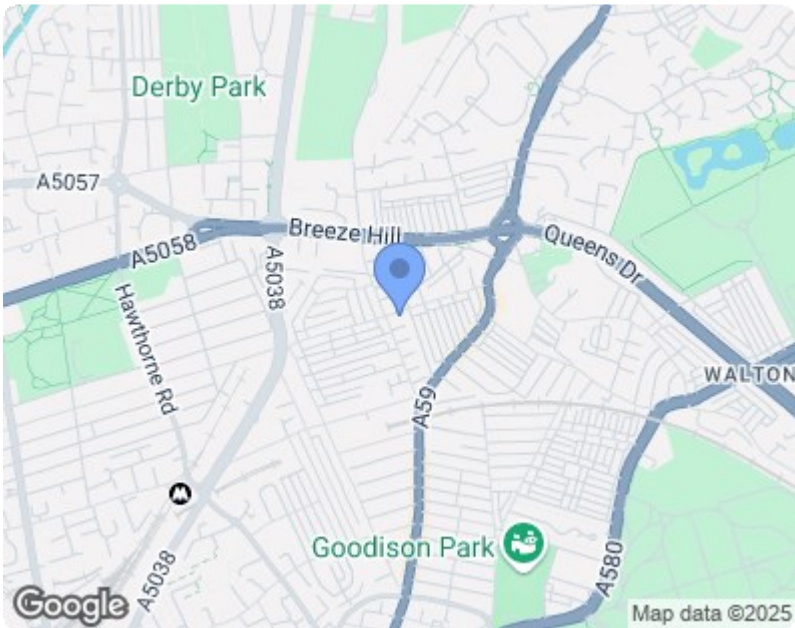
Nestled on the charming Bedford Road in Liverpool, this delightful four-bedroom house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a well-designed layout, featuring a family bathroom conveniently located upstairs, alongside a modern wet room on the ground floor, ensuring ample facilities for all residents.

The four generously sized bedrooms provide plenty of space for relaxation and personalisation, making it an ideal setting for both children and adults alike. The house is perfect for those who appreciate a blend of functionality and comfort, with the potential to create a warm and inviting atmosphere.

Situated in a friendly neighbourhood, this property is well-connected to local amenities, schools, and parks, making it a prime choice for families. The surrounding area offers a vibrant community spirit, with easy access to Liverpool's rich cultural offerings and transport links.

This house on Bedford Road is not just a place to live; it is a place to thrive. With its thoughtful design and prime location, it is sure to attract those looking for a family home that meets their needs. Do not miss the chance to make this lovely property your own.





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