



J & D ESTATE AGENTS

188 - 190 WALTON VILLAGE, WALTON, LIVERPOOL L4 6TW



59 Pennsylvania Road, Liverpool, Merseyside L13 9BA

Asking price £195,000

**** FOR SALE ****

3 Bedroom Property - Perfect Family Home.

The ground floor briefly comprises: a large through-lounge, leading to a modern kitchen with plenty of unit space with an additional small utility room attached.

To the first floor there is: A master bedroom with en-suite, two additional double bedrooms all with large window features that allows for plenty of natural light to flood in and a large family bathroom.

The external of the property consists of; front driveway and large rear gardens.

Call our team to arrange a viewing - 0151 524 9313





| 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 ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
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