



**4, Pine Close, Liverpool, L32 0RZ**

**£175,000**

**David Davies** *Collection*

## 4, Pine Close, Liverpool, L32 0RZ

- EPC:D
- Highly Desirable Cul De Sac
- Kitchen Extension
- Integral Garage & Driveway
- Close To Amenities
- Semi Detached House
- Three Spacious Bedrooms
- Two Reception Rooms
- Very Well Presented
- No Onward Chain

Brought to the market with no onward chain is this lovely, extended semi detached family home tucked away in a highly desirable, peaceful cul de sac. With local amenities and quality schooling on the doorstep, along with major transport links close by this home is ideal for those wanting somewhere quiet but with all modern day essentials accessible in minutes.

The home has been modernised throughout, the ground floor freshly re-plastered and redecorated, and briefly comprises; Entrance porch, hall with stair access, living room open to the dining room, and a great size family kitchen which has been extended. There is also access to the integral garage from the kitchen.

The first floor houses three bedrooms, all with built in storage, and a shower room suite. The UPVC double glazing has all been updated, and there are new composite doors to both the front and rear. The house is warmed by a combi powered heating system. The gardens are beautifully kept, and the rear is a great size with lawn and seating areas along with storage shed.

This home truly needs to be seen to appreciate the quality on offer.

EPC:D





GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	83
(81-91) B	67
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	83
(81-91) B	67
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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