



### 3 bed terraced house to buy in

Lawrence Road, Liverpool, Merseyside,  
L15 0EF

**£100,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Spacious Property
- ✓ Three Spacious Bedrooms
- ✓ Two Reception Rooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

A wonderful spacious property situated in the highly sought after Wavertree suburb of South Liverpool, close to great local amenities, road links, bus routes, train station and easy distance to Liverpool City Centre.

Comprising of : Hallway, lounge, dining room, kitchen, three spacious bedroom, family bathroom and sunny courtyard garden.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

**HALLWAY 17' 2" x 5' 6" (5.24m x 1.68m)**

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**LOUNGE 16' 0" x 10' 0" (4.883m x 3.07m)**

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**DINING ROOM 13' 0" x 10' 10" (3.982m x 3.327m)**

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**KITCHEN 10' 2" x 5' 10" (3.123m x 1.788m)**

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**LANDING 7' 7" x 5' 7" (2.327m x 1.712m)**

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**MASTER BEDROOM 12' 11" x 8' 9" (3.95m x 2.67m)**

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**BEDROOM TWO 13' 4" x 8' 1" (4.08m x 2.48m)**


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**BEDROOM THREE 8' 8" x 7' 8" (2.66m x 2.34m)**

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**BATHROOM 10' 3" x 7' 0" (3.145m x 2.142m)**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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