

FREEHOLD



House - Semi-Detached

# 25 ROWAN GROVE, HUYTON, LIVERPOOL, MERSEYSIDE, L36 5XU

Asking Price

## £305,000

### FEATURES

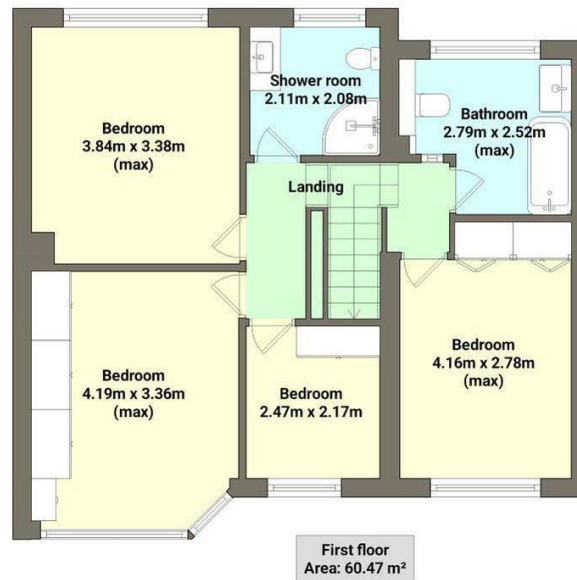
- Spacious four bedroom semi detached property
- Entrance porch and entrance hall
- Modern fitted kitchen with built in appliances
- Gardens to the front and rear
- Situated in a sought after location in Huyton
- Lounge with feature fireplace and dining area
- Bathroom and shower room
- Driveway and workshop with up and over door



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# 4 Bedroom House - Semi-Detached located in Liverpool

An extremely spacious four bedroom semi detached property situated in a sought after location. Close to local shops, schools and transport links. The accommodation briefly comprises of entrance porch, entrance hall, lounge, dining area, fitted kitchen with built in appliances and sun lounge. On the first floor are four bedrooms, a family bathroom and a shower room. Garden at the rear with patio and artificial lawn and the front has a block paved garden with driveway leading to a workshop. An early viewing is advised. EPC GRADE: C



Call us on

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**Council Tax Band**

**C**

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>	69	79
(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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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