



# J & D ESTATE AGENTS

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



**37 Woodholme Court, Liverpool, L25 2BA**

**Asking price £119,000**

Second floor two bedroom partly furnished apartment situated in the Gateacre area.

The Property comprises; Entrance hall, lounge with doors to fitted kitchen to include integrated fridge freezer and built in oven and hob, two double bedrooms and a family bathroom. The property also benefits from allocated parking with gated access and telephone entry system.

Lounge



Bedroom 2



Kitchen



Bathroom



Bedroom 1







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>			
(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			
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	