



# J&D

# ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



**4 Esmond Street, Liverpool, Merseyside L6 5AZ**

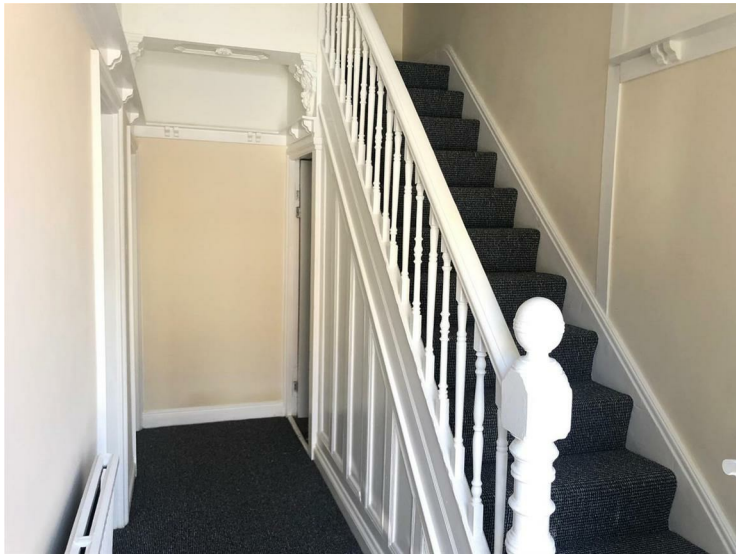
**£795**

Welcome to Esmond Street, Liverpool - a charming property that could be your next dream home! This delightful house boasts a warm and inviting entrance hallway that leads you into a spacious through lounge, complete with a beautiful bay window feature that floods the room with natural light. With one reception room, three cosy bedrooms, and a modern bathroom, this property offers the perfect space for comfortable living.

Stay warm and toasty during the colder months with the convenience of gas central heating, while enjoying the benefits of double glazing that keeps the interior peaceful and insulated. The modern kitchen is a highlight of this home, offering ample unit storage for all your culinary needs.

Located in a desirable area, this property is ideal for those seeking a peaceful retreat while still being close to all the amenities that Liverpool has to offer. Don't miss out on the opportunity to make this house your own and create lasting memories in a place you can truly call home.

**Entrance Hall**



**Bedroom 1**



**Lounge**



**Bedroom 2**



**Kitchen**



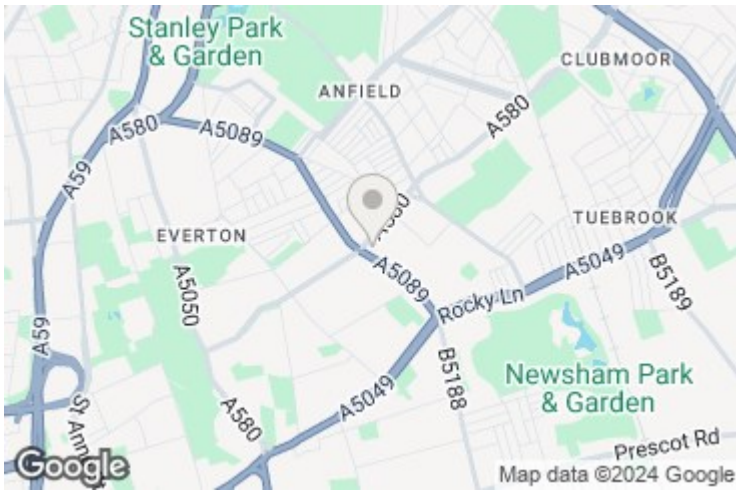
**Bedroom 3**

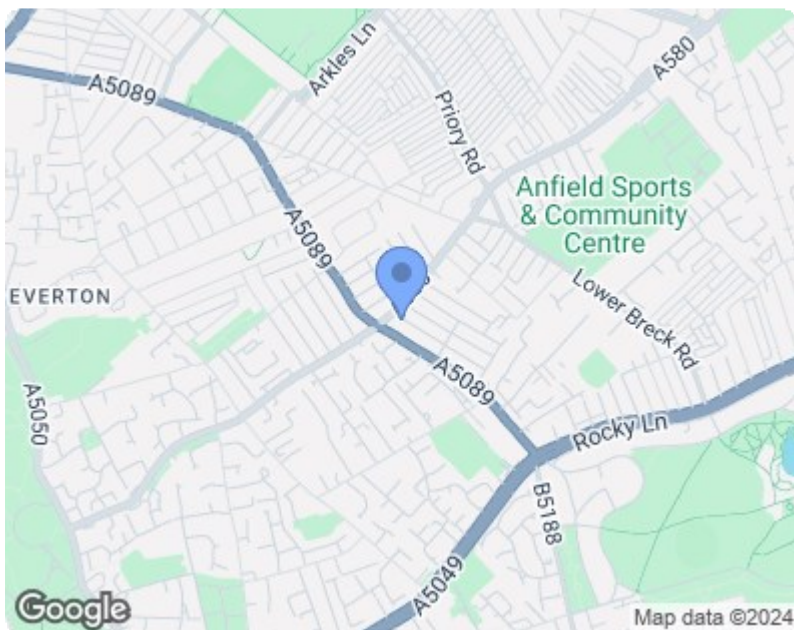


**Bathroom**



**External**





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	