



Mollington Road | | Kirkby | L32 0XA

Offers In The Region Of £117,500



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** TWO BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE WESTVALE AREA ** Doran Kennedy are pleased to bring to the sales market this well presented two bed property semi detached property situated in the popular Westvale area of Kirkby. Within close proximity of local amenities, schools, bus routes, train station and motorway links. This property briefly consists of; Entrance Hall, Lounge and Fitted Kitchen. To the first floor there are two bedrooms and family bathroom. The property further benefits from Double Glazing and Gas Central Heating.



- Lounge
- Lounge.
- Kitchen
- Bedroom 1
- Bedroom 2
- Bathroom

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Council Tax Band A
 EPC Rating D

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