



Heskin Close | Kirkby | Liverpool | L32 3XT

£115,000



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Liverpool | L32 3XT  
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Welcome to this charming house located on Heskin Close in a very quiet area of Kirkby, This delightful property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space.

As you enter, you are greeted by a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that you feel at home from the moment you step inside.

- Chain Free
- Corner plot with large gardens
- Near Kirkby amenities
- Ideal for small families
- Viewing highly recommended
- Spacious reception / Dining room
- Quiet Heskin Close location
- Easy access to Liverpool
- Perfect for first-time buyers



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Council Tax Band A  
EPC Rating C

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