



Hartwood Close | | Liverpool | L32 7QJ

£145,000



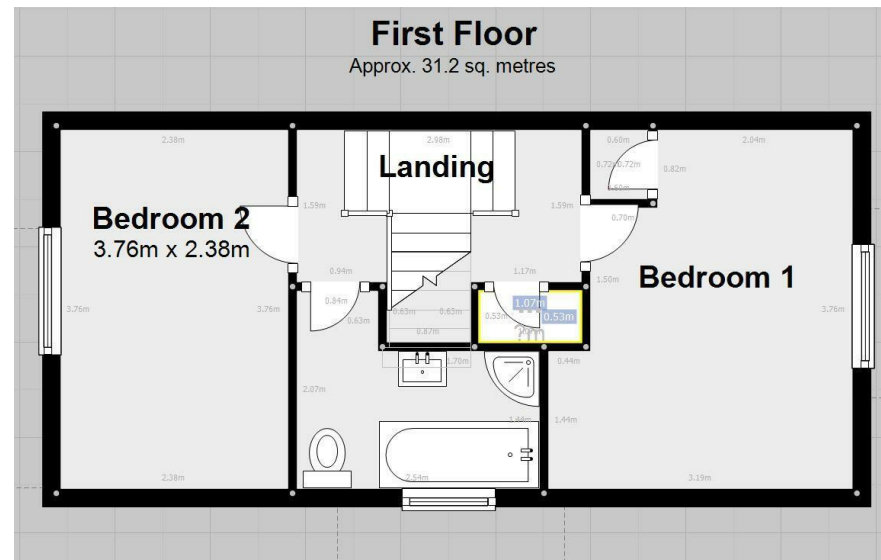
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Nestled in the very popular Southdene area of Kirkby, this delightful link detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are greeted by a spacious hallway that flows seamlessly into an extended lounge, providing ample space for relaxation and entertaining. The addition of a conservatory enhances the living area, allowing natural light to flood in and creating a warm, inviting atmosphere. This versatile space can be used as a sunlit reading nook, a play area, or a dining space, depending on



- 2 cosy bedrooms
- Spacious reception room
- Quiet Cul-De-Sac location
- Easy transport links
- Viewing recommended
- Modern bathroom
- Link detached house
- Near Liverpool amenities
- Ideal for small families
- Great investment opportunity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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