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## Spellow Lane, Liverpool, L4 4DE

**£139,950**

John Brown & Company are pleased to offer for sale this four bedroom three storey mid terrace property. The home is situated close to all local amenities. The home is currently let on an assured tenancy agreement to a long standing tenant and is being sold with a tenant in situ with an income of £10,200 per annum. The home is warmed throughout by gas central heating and benefits from having double glazing. Viewing is highly recommended to appreciate the size of this property and can be arranged through our office or by calling 0151 426 0222.



**Entrance Hallway**

Door to front aspect, and stairs to first floor.

**Lounge**

12'0" x 11'2" (3.68 x 3.42)

Double glazed window to front aspect, and radiator.

**Dining Room**

12'3" x 10'8" (3.75 x 3.26)

Double glazed window to rear aspect, and radiator.

**Kitchen**

14'6" x 9'11" (4.43 x 3.04)

Double glazed window to side and rear aspect, door to rear, overhead extractor fan, radiator, and range of base units.

**Utility Room**

10'3" x 7'4" (3.13 x 2.25)

Double glazed window to rear aspect, stainless steel sink unit, plumbed for washing machine, and range of wall and base units.

**First Floor Landing**

Stairs to second floor.

**Bedroom One**

15'8" x 10'9" (4.78 x 3.29)

Double glazed window to front aspect, and radiator.

**Bedroom Two**

16'0" x 10'8" (4.88 x 3.26)

Double glazed window to rear aspect, and radiator.

**Bedroom Three**

12'3" x 10'7" (3.74 x 3.25)

Double glazed window to rear aspect, fitted wardrobes, and radiator.

**Bedroom Four**

9'11" x 9'7" (3.04 x 2.93)

Double glazed window to rear aspect, and radiator.

**Family Bathroom**

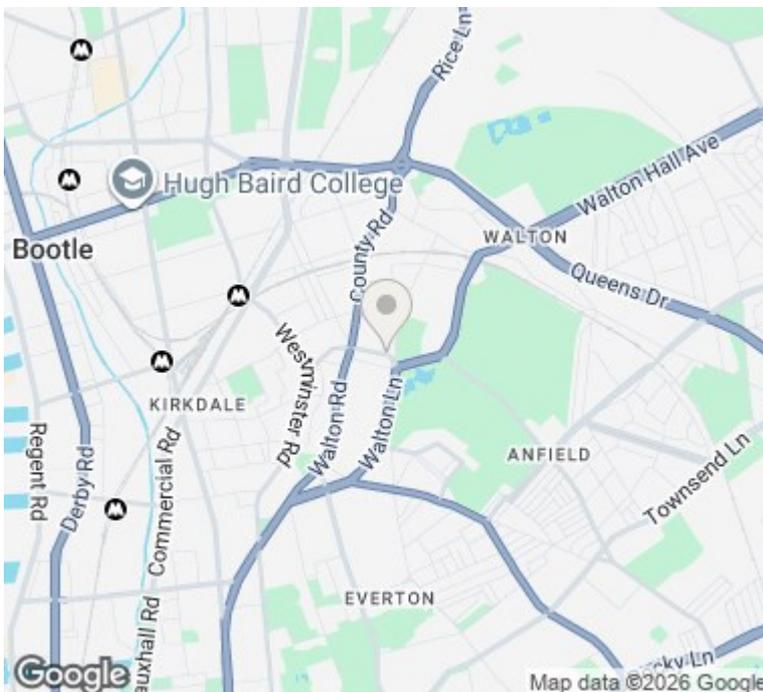
6'11" x 5'6" (2.13 x 1.70)

Double glazed window, low level wc, hand wash basin, panelled bath with shower over, and heated towel rail.

**Cellar**

**External**

Small garden area to the front. Year to the rear which is mainly flagged with brick wall boundaries, and gate access to alley way.



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	
England & Wales 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>	
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