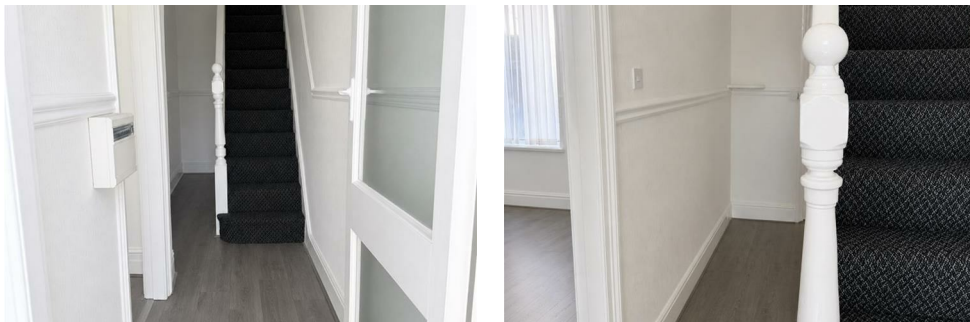




J&D ESTATE AGENTS
SALES | LETTINGS | MANAGEMENT



39 Spellow Lane, Liverpool, Merseyside L4 4DE

£1,100 Per month

J&D Estate Agents are offering to the market this three bedroom mid terraced house. The property was constructed in approximately 1900 and features to the ground floor, entrance vestibule, hallway, lounge, living room, dining room and kitchen and below the ground level there is the basement. To the first floor there are three bedrooms and family bathroom and to the outside there is a rear yard. The property benefits from gas central heating and is available with no delay. Call our local branch today to obtain more information or book a viewing.

Entrance Hall

Carpets and neutral decor

Reception 1

Carpets and neutral with feature bay window

Reception 2

Rear aspect with carpets and neutral decor

Reception 3

Kitchen

Fitted Kitchen with built in oven hob and extractor.

Bedroom 1

Spacious double bedroom with a front aspect of the property

Bedroom 2

Double bedroom in the middle of the property with a rear aspect

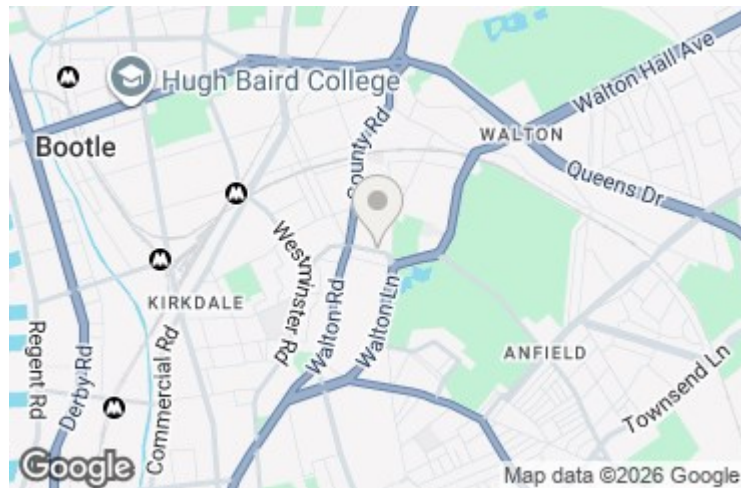
Bathroom

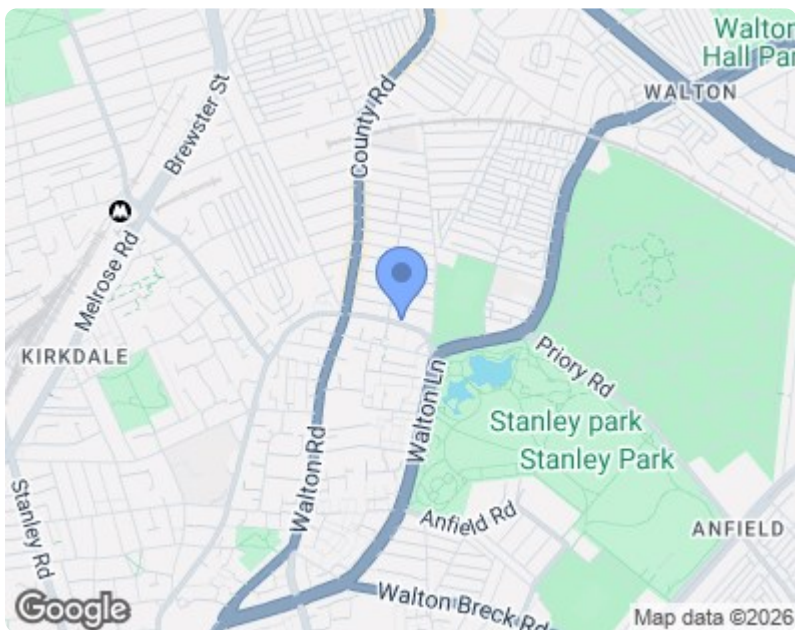
Family bathroom with bath basin and toilet and tiled walls and floors

Basement

Small basement currently used for storage

External





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	
		45	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		37	78