



28 HODSON PLACE

LIVERPOOL, L6 2JN

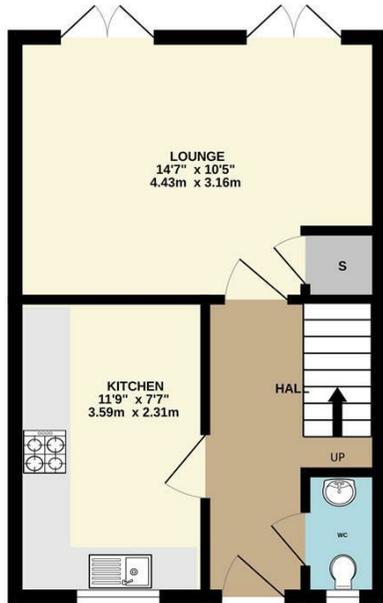
£159,950
FREEHOLD

XO REALTY are pleased to invite you to view this charming TWO BEDROOM home on Hodson Place offered with NO CHAIN and VACANT POSSESSION - VIEWINGS 7-DAYS PER WEEK.

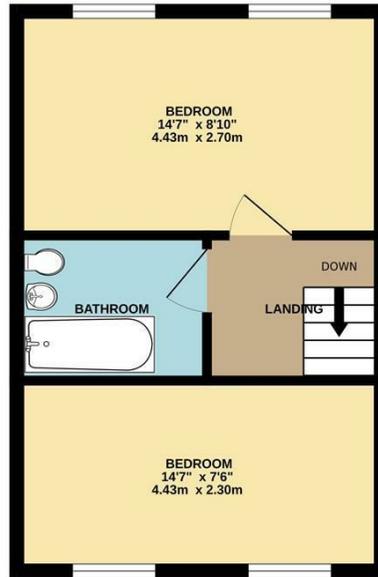
Located conveniently on the edge of the city centre between Everton Road and Breck Road on a quiet cul de sac. There is off road parking, presentable rear garden and extra privacy not being overlooked at the front. Inside we have a downstairs WC, modern kitchen with integrated appliances, lounge with patio access to rear garden and stairs to the upper floor. Upstairs we have two double bedrooms and a modern shower room. There is some built in storage, double glazing and gas central heating throughout. The property is offered on a FREEHOLD tenure and sold with vacant possession and no chain. The EPC rating for this property is C(76). All viewings are by appointment and we can host them across 7-days until late.

XO
REALTY
property done better

GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			90
(69-80) C		76	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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