



Watts Close | | Kirkby | L33 9UA

Offers Over £200,000



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Exceptional Development Opportunity with 4-Bedroom Semi-Detached Home - Northwood, Kirkby.

Opportunities like this rarely come to market. Set within a generous 450m<sup>2</sup> parcel of land, this offering includes a spacious four-bedroom semi-detached family home alongside a unique development prospect.

- Great development opportunity, • Close to Local Amenities
- 4 Bedroom property with building plot.
- Close to Town Centre
- Double Glazing
- Epc rated "C"
- Gas Central Heating
- Off Road Parking
- Council tax band "A"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(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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