



The Groves | Kirkby | Liverpool | L32 7RL

£184,995

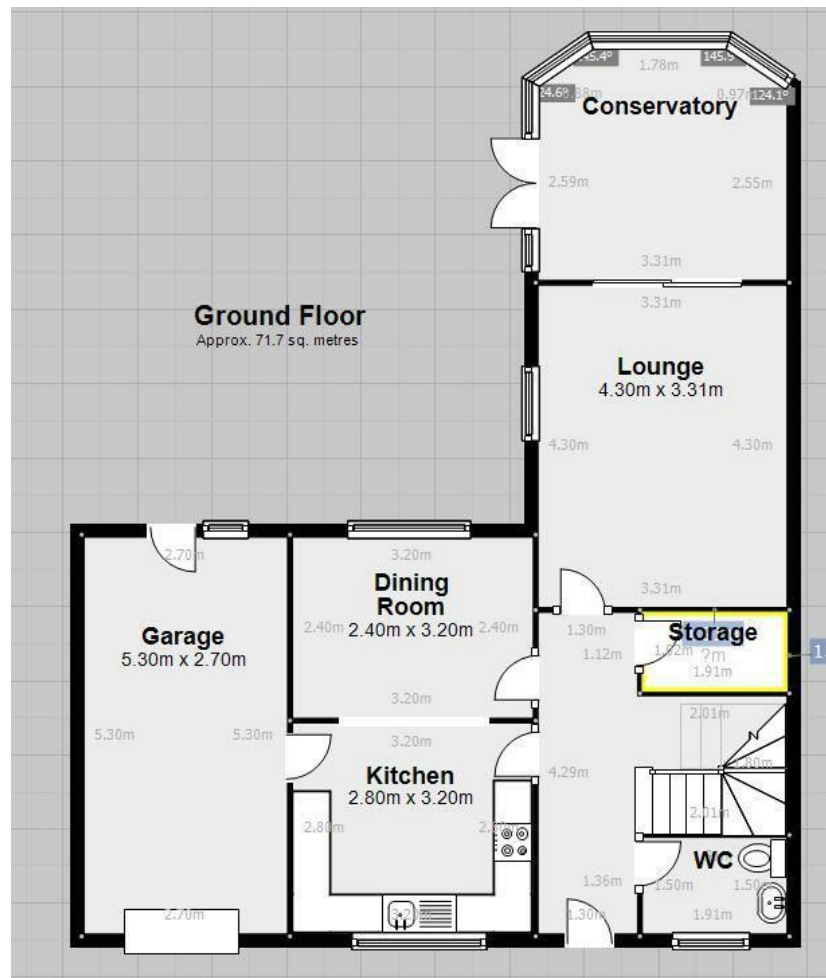
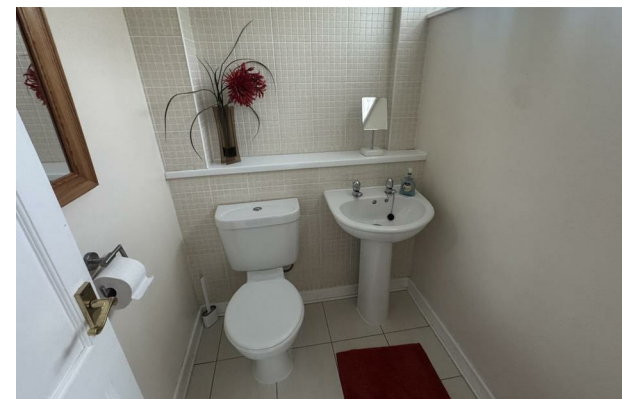


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Nestled in the charming area of The Groves, Kirkby, Liverpool, this delightful link detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house boasts two bathrooms, providing convenience for busy mornings and ensuring that everyone has their own space. The interior is thoughtfully arranged to maximise both functionality

- 4 spacious bedrooms
- Mature gardens
- Attached garage
- Close to local schools
- Ideal family home
- Conservatory
- Link detached house
- Close to local amenities
- Easy access to transport
- Viewing recommended



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 71 | |
| (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 B
 EPC Rating C

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