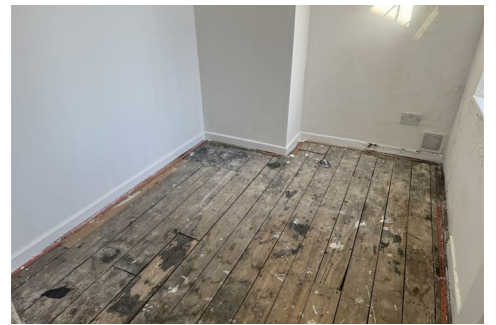




J&D ESTATE AGENTS
SALES | LETTINGS | MANAGEMENT



76 Bodmin Road, Liverpool, Merseyside L4 5SW

£100,000

The Perfect property! - This is a three bedroom terrace, with parking and a decent rear yard. Everything that our wonderful City has to offer is right on your doorstep- whether that's fantastic shopping at Liverpool One, or wining and dining in the wonderful bars and restaurants - and all just a stones throw away. The property is perfect for a family ! The property itself is bright and spacious, downstairs, a decent size entrance hall, two reception rooms and a kitchen. Access to the back garden is also via the back door located in the kitchen. Upstairs - two good sized doubles and a single room, perfect as a home office or guest room. Finishing the property off is the family bathroom. Its not too often that houses in this location come to market so if you want to find out more, click on the brochure and book your viewing in.

Hallway

Front Lounge



Having uPVC double glazed window

Rear Lounge



With uPVC double glazed window to rear elevation.

Modern fitted kitchen

With range of matching wall and base units, rolled edged work surfaces, integrated electric oven with four ring gas hob, wall mounted boiler, single drainer sink unit with mixer tap over, uPVC double glazed window to side elevation, door to rear yard

Landing

With doors to all first floor rooms.

Front bedroom 1



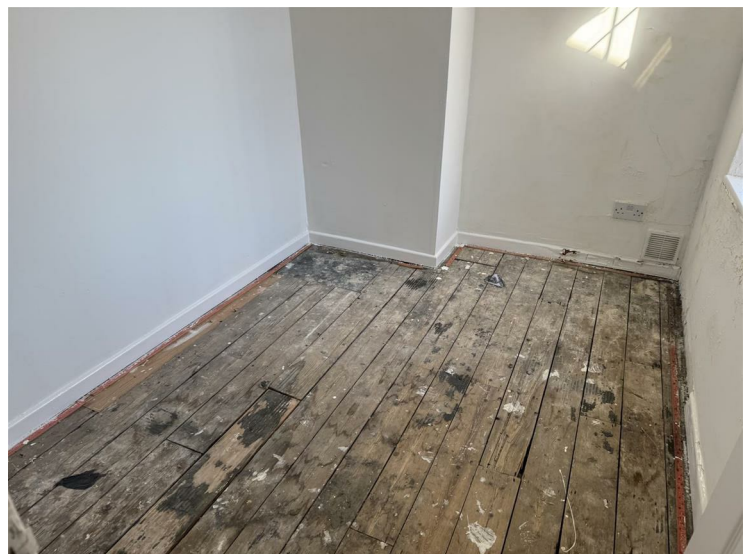
With two uPVC double glazed windows to front elevation

Rear Bedroom 2



With uPVC double glazed window

Rear bedroom 3



With uPVC double glazed window

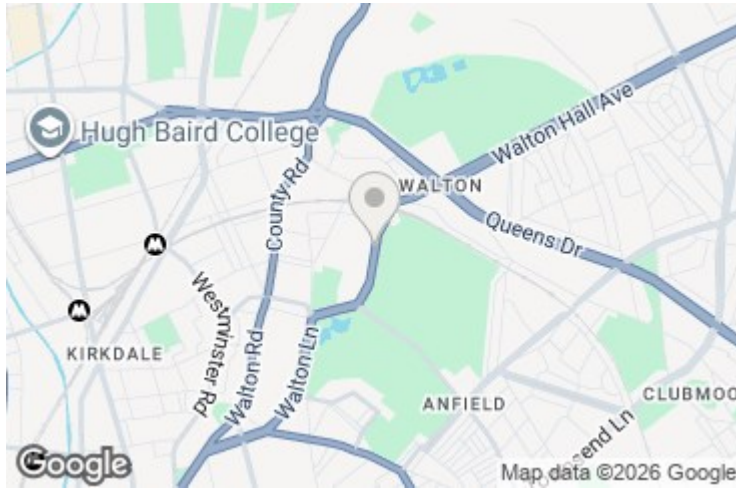
Family bathroom

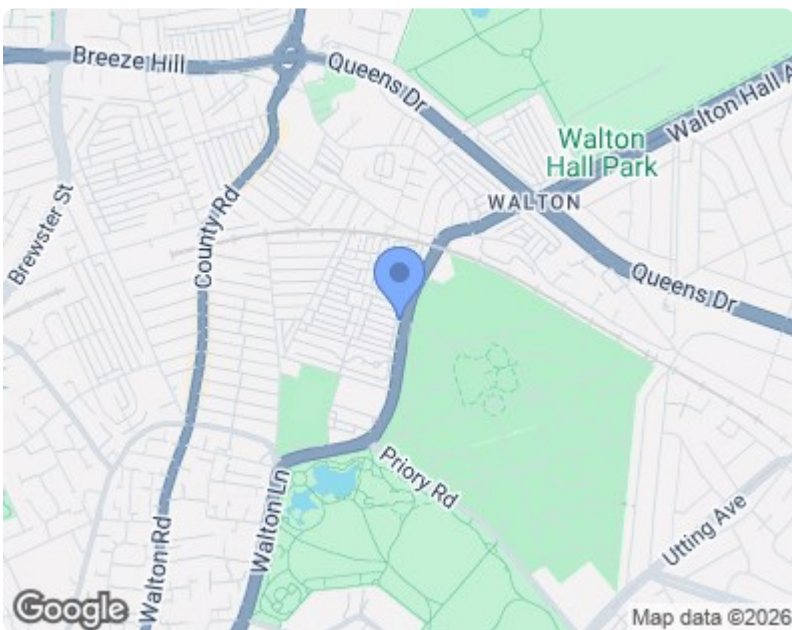


With three piece suite panelled bath, low level W.C., pedestal wash hand basin, part tiled walls, uPVC frosted glass double glazed window.

External

Rear yard with walled boundaries and rear gate access.





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	

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	