



## 1 Linnet Close, Liverpool, L17 3BD

### £650



Welcome to this charming ground floor apartment located on Linnet Close in the vibrant city of Liverpool. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a convenient and modern home.

Spanning an area of 474 square feet, the apartment features a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, offering ample space for rest and personal belongings. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

Situated in a desirable area, this apartment benefits from easy access to local amenities, including shops, parks, and public transport links, making it an excellent choice for those who appreciate both convenience and community.

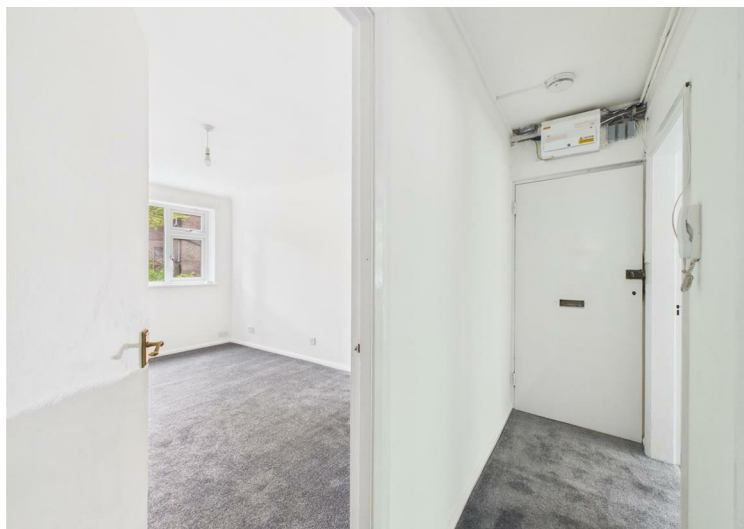
- Two Bedrooms
- Ground Floor Apartment
- Kitchen
- Bathroom
- One Reception Room
- Sought After Location
- EPC Rating TBC

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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