



Mollington Road | | Liverpool | L32 0XA

Reduced To £119,995

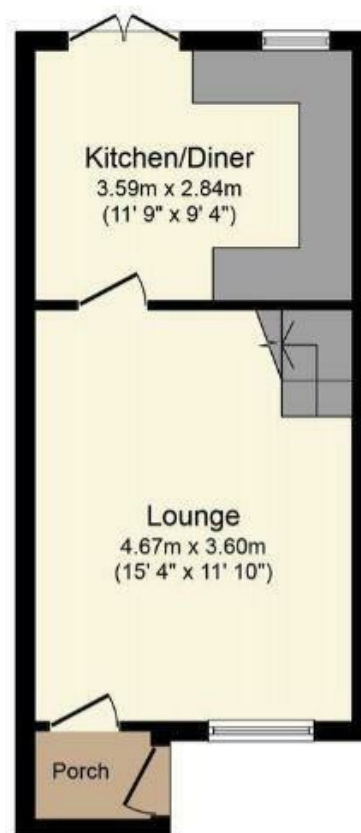


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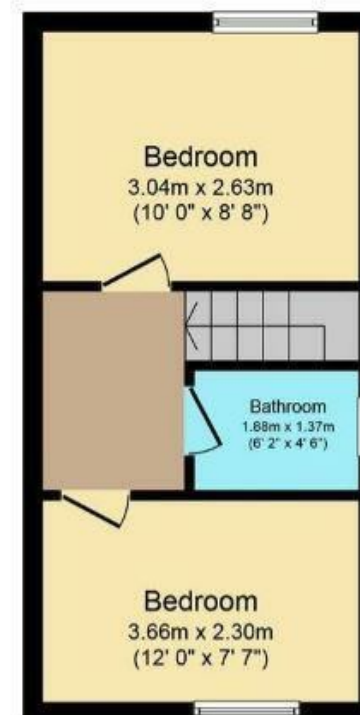
Situated in the Westvale area of Kirkby, within close proximity of Kirkby Train Station, Motorway Links and local amenities. The property spans an inviting 646 square feet, making it an ideal choice for small families, couples, or individuals seeking a cosy home.

Upon entering, you will find two well-proportioned reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a warm living room for family gatherings or a stylish dining space for hosting friends.

- 2 cosy reception rooms
- Charming 1990s house
- Built in 1992
- Close to Liverpool amenities
- Great transport links nearby
- 2 comfortable bedrooms
- 646 sq ft of space
- Located on Mollington Road
- Ideal for small families
- Viewing recommended



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		67	85
(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	

Council Tax Band **A**
EPC Rating **D**

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