



## 14 Derwent Close, Liverpool, L31 9DL

Asking Price £215,000

NO CHAIN Welcome to this charming three-bedroom house located on Derwent Close in the desirable area of Maghull, Liverpool. This property offers a wonderful opportunity for those looking to create their ideal home. With one spacious reception room, there is ample space for relaxation and entertaining guests.

The three well-proportioned bedrooms provide comfortable living for families or individuals alike, while the bathroom is conveniently situated to serve the household. The house is a blank canvas, allowing you to put your own stamp on it and truly make it your own.

Situated in a friendly neighbourhood, this property benefits from local amenities, schools, and parks, making it an excellent choice for families. The area is well-connected, providing easy access to Liverpool city centre and beyond.

This house is not just a place to live; it is a chance to create a home that reflects your personal style and preferences. Don't miss the opportunity to view this property and envision the possibilities that await you.

LEASEHOLD



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			
		71	77
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	

GROUND FLOOR  
429 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should be used in conjunction with the property particulars. The services, fixtures and fittings shown here are for information only and no guarantee as to their operability or efficiency can be given. Made with Metreapp (2023)



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