

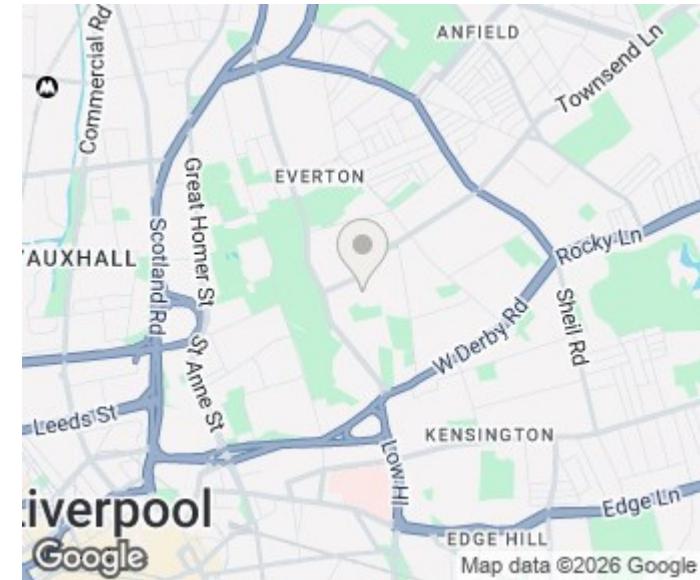


28 HODSON PLACE LIVERPOOL, L6 2JN

**£159,950
FREEHOLD**

XO REALTY are pleased to invite you to view this charming TWO BEDROOM home on Hodson Place offered with NO CHAIN and VACANT POSSESSION - VIEWINGS 7-DAYS PER WEEK.

Located conveniently on the edge of the city centre between Everton Road and Breck Road on a quiet cul de sac. There is off road parking, presentable rear garden and extra privacy not being overlooked at the front. Inside we have a downstairs WC, modern kitchen with integrated appliances, lounge with patio access to rear garden and stairs to the upper floor. Upstairs we have two double bedrooms and a modern shower room. There is some built in storage, double glazing and gas central heating throughout. The property is offered on a FREEHOLD tenure and sold with vacant possession and no chain. The EPC rating for this property is C(76). All viewings are by appointment and we can host them across 7-days until late.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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