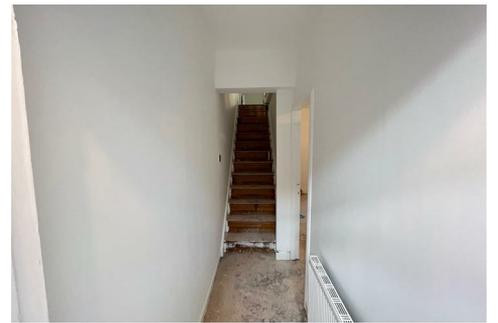




J&D ESTATE AGENTS
SALES | LETTINGS | MANAGEMENT



17 Picton Grove, Liverpool, Merseyside L15 1HL

Offers invited £135,995

J&D estate agents are pleased to introduce to the Rental market this three bedroom mid terrace property located in the popular community of Wavertree, L15. The property greets you with a smart entrance hallway that guides you through to a bright and spacious family living room. This inviting space boasts fitted carpets and a neutral décor throughout, creating a warm and welcoming atmosphere. This charming space provides a wonderful setting for entertaining and family meal time, flowing seamlessly into a fitted kitchen. This new kitchen features a range of wall and base units, plentiful work surface space and access to the rear yard.

To the first floor, there are two generously sized double bedrooms each carpeted throughout and receiving plenty of natural light and single third bedroom. Completing the home is a three piece family bathroom suite. Additional benefits to the property include double glazing and gas central heating throughout, and an enclosed yard to the rear elevation.

Wavertree Technology Park train station has regular services into Liverpool and out to Manchester, buses into the City are frequent and take less than 15 minutes. As with all of South Liverpool, the M62 and John Lennon Airport are also easily reached.

viewings are recommended

Front



Kitchen



Bedroom 1



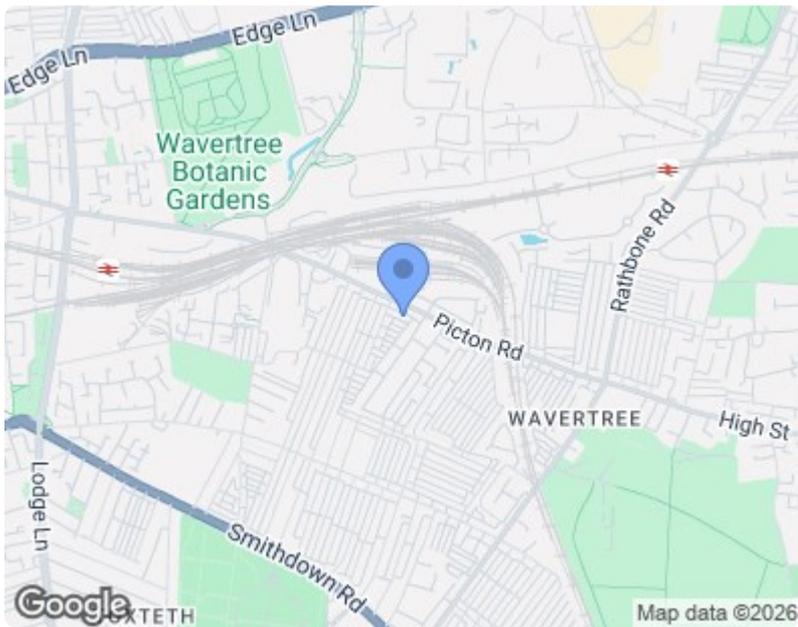
Hallway



Bedroom 2



Bedroom 3



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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	