



Hobart Drive | Kirkby | Liverpool | L33 4EG

£185,000

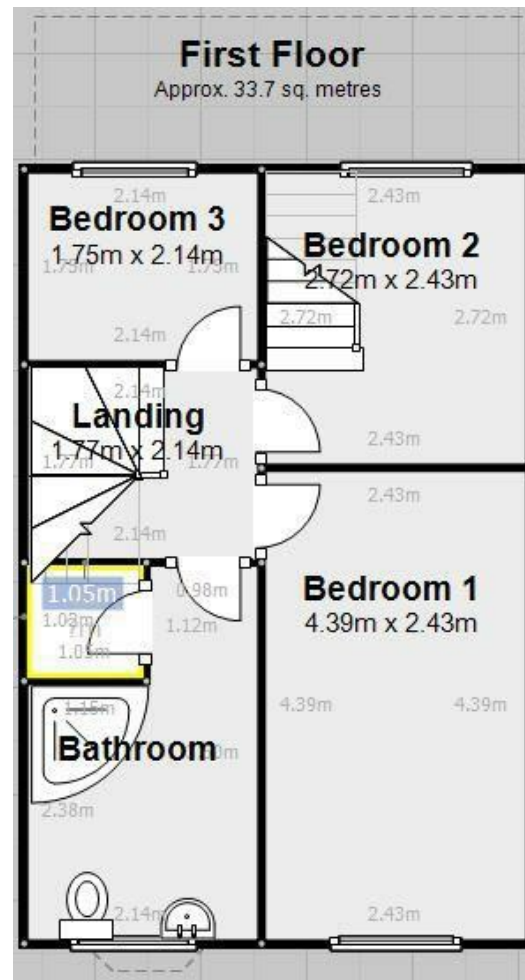


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 Liverpool | L33 4EG  
 £185,000

Nestled on the charming Hobart Road in Kirkby, Liverpool, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms and a large loft room, providing ample space for relaxation and personalisation. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The house features a practical bathroom, designed to cater to the needs of modern living. With its thoughtful layout, this home offers both comfort and functionality, making it an ideal choice for

- 3 bedrooms plus loft room
- 1 modern bathroom
- Semi-detached house
- Cosy reception room
- Large conservatory
- Close to local amenities
- Easy access to transport links
- Ideal for families
- Quiet residential area
- Viewing recommended



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

Council Tax Band B  
 EPC Rating

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