



LEASEHOLD

House - Semi-Detached

**47 WILLIS LANE,  
WHISTON, L35 3RU**



Asking Price  
**£225,000**

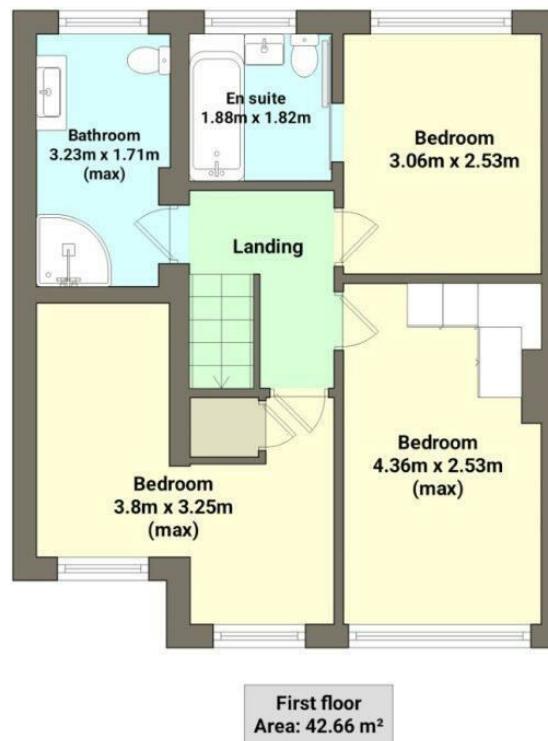
#### FEATURES

- Beautifully presented three bedroom extended semi detached
- Close to good local schools and transport links
- Dining kitchen with built in appliances and modern units
- Garden at the rear with lawn, patio and summerhouse
- Situated within walking distance of Whiston Village
- Entrance hall, lounge with feature fireplace
- En suite bathroom to the rear bedroom and family shower room
- Impressed gravel driveway leading to a workshop with electronic door



# 3 Bedroom House - Semi-Detached located in Whiston

A beautifully presented three bedroom extended property situated within walking distance to Stadt Moers Park, Whiston Village and transport links. The spacious accommodation briefly comprises of entrance hall, lounge with feature fireplace and dining kitchen with built in appliances and modern units. On the first floor are three double bedrooms with an en suite bathroom and a family shower room. The rear garden has a lawn, shrubs and summerhouse. The front garden is lawned with shrubs, impressed gravel driveway leading to a workshop. We recommend an early viewing of this substantial family home.  
EPC GRADE: C



Call us on

**0151 329 3313**

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**Council Tax Band**

**B**

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	69	75
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 are advised to recheck the measurements.

