



## Dorothy Drive, Liverpool, L7

**£185,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

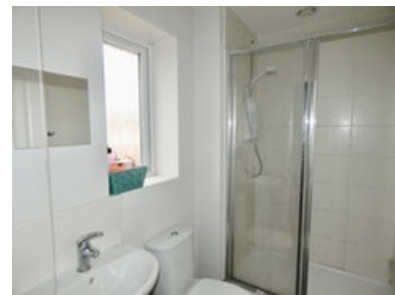
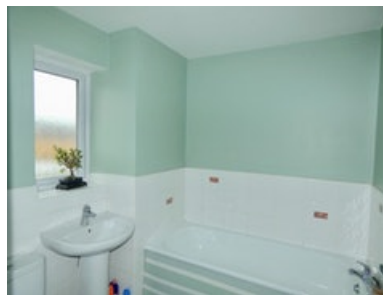
We are delighted to offer for sale this lovely three bedroom town house situated in a very popular residential location with lots of local amenities including schools, shops and a health centre close by. The new Paddington village science park currently under construction is just five minutes away and

## Key features:

- Town House
- Three Bedrooms
- No Chain
- Spacious Accommodation
- Attached Garage
- Double Glazed
- Gas Central Heating
- Recommended

## Extra info:

- **Property Age:** 9 years
- **Council Tax:** Band B (£1516.00 )
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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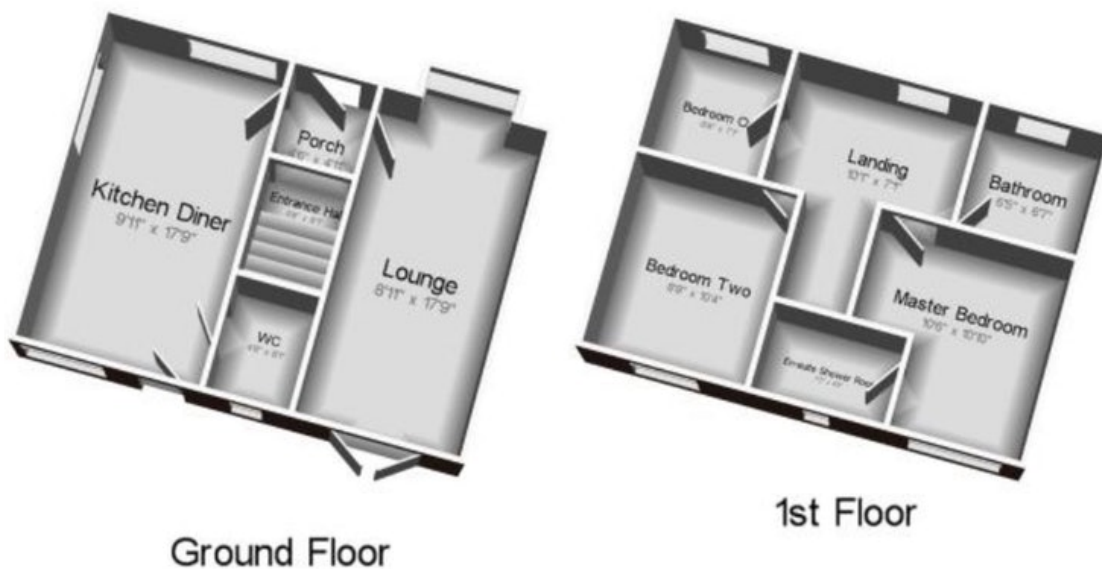
The accommodation on offer briefly comprises entrance hall with lounge off to the left featuring solid wood floor and french doors to the rear garden, on the opposite side is the very spacious dining kitchen, with a striking white laminate floor. It comprises a range of base and wall units with worktops over, built-in oven and hob, plumbed for washing machine. Off this is the cloaks/WC.

To the first floor there are three bedrooms the master with an ensuite, plus a family bathroom comprising panel bath, WC, pedestal wash hand basin.

To the front there is a block paved driveway which leads to the attached garage with remote control door. Lawns with railed boundaries and gated access. To the rear there is a secure garden with fenced boundaries, flagged patio and lawn.

Viewing Highly Recommended


## Floor plan:




Ground Floor

1st Floor

### Energy Performance Certificate:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	87	88
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	87	88
(69 to 80) <b>C</b>		
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MISREPRESENTATION ACT, 1967.

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