



**25 Halsbury Road, Liverpool , Merseyside L6 6DG**  
**Asking price £99,999**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow homes are delighted to welcome to the market this three bedroom, mid terraced, Freehold property, benefitting from no onward chain. Located in Kensington giving convenient access to local amenities, schools, universities and transport links. Property briefly comprises of Vestible entrance, Hall, Front ground floor bedroom, Rear reception through to kitchen. To the first floor there are two further bedrooms, a bathroom and shower room. This spacious property benefits from double glazing, Gas fired central heating and rear yard. Viewing highly recommended as SOLD AS SEEN

**Vestible Entrance**  
uPVC Front door with glazed inset panel with light well above. Gas fired central heating radiator. Internal door leading to:

**Hall**  
Wood laminate flooring. Gas fired central heating radiator. Ceiling lighting. Doors leading to ground floor rooms. Stairs to upper floor.

**Front Reception/ Bedroom Three**  
Three uPVC double glazed Splay bay windows. Suspended ceiling light. Fuse cupboards housing gas and electric meters. Tiled inset fire surround and hearth. Gas fired central heating radiator.

**Rear Reception**  
Wood laminate flooring. Tile fire surround and hearth with open fire. Gas fired central heating radiator. uPVC double glazed window with rear aspect.

**Kitchen**  
Off white Wall, base and drawer units. Work surface, Stainless steel sink drainer unit. Gas fired central heating Combination boiler. Double glazed uPVC window and Part glazed uPVC door. Ceiling lighting.

**Landing**  
Wood laminate flooring. Loft access. Built in storage cupboard. Doors to all upper floor rooms. Ceiling light.

**Front Bedroom 1**  
Front facing aspect, Two double glazed uPVC windows. Two gas fired central heating radiators. Laminate wood flooring. Suspended ceiling light

**Rear Bedroom 2**  
Wood laminate flooring. uPVC double glazing window. Gas fired central heating radiator. Suspended ceiling light

**Shower room**  
Three piece white suite comprising: Corner shower cubicle with fitted shower. Pedestal wash hand basin. Low Level W.C., Chrome heated towel rail. Tiled walls. Frosted uPVC double glazed window.

**Bathroom**  
Wood laminate flooring. uPVC double glazed window. Gas fired central heating radiator. Free standing twin end bath. Ceiling lighting.

**Rear Yard**  
Walled yard with gate access to Entry. Brick storage cupboard and outside toilet.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
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(55-68) D			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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