



**NO FORWARD CHAIN**

**CUL-DE-SAC**

**MID TOWN HOUSE**

**REAR GARDEN**

**FRENCH DOORS FROM KITCHEN**

**EPC GRADE C**



**Drum Close**  
L14 9QY

**£150,000**



**LIVING ROOM** 12' 9" x 10' 0" (3.88m x 3.05m)

Laminate flooring. Freshly painted walls, central heating radiator, understairs storage, front aspect double glazed windows, stairs to first floor, door to kitchen diner.

**KITCHEN DINING** 9' 1" x 12' 11" (2.77m x 3.93m)

French doors to rear garden, tiled floor, partly tiled walls, central heating radiator, stainless steel sink and drainer, double glazed window above sink overlooking garden, range of wall and base units, gas hob, electric oven.

**BATHROOM** 7' 11" x 6' 4" (2.41m x 1.93m)

Ceramic tiled flooring and partly tiled walls, white plastic panel ceiling with chrome spot lights, rear aspect double glazed window, wall mounted mirror, wall mounted towel heater, white plastic bath with shower screen and shower over, white pedestal sink, low level wc.

**BEDROOM 1** 11' 1" x 10' 4" (3.38m x 3.15m)

Double size, rear aspect double glazed window, central heating radiator, laminate floor, newly painted.

**BEDROOM 2** 10' 1" x 10' 4" (3.07m x 3.15m)

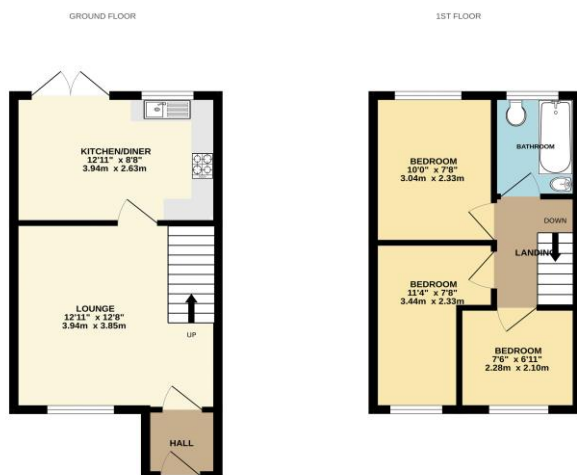
Front aspect double glazed window, central heating radiator, laminate floor, newly painted.

**BEDROOM 3** 6' 7" x 8' 6" (2.01m x 2.59m)

Front aspect double glazed window, central heating radiator, cupboard.

**DISCLAIMER**

Holding Deposit - Equivalent to one weeks' rent. Deposit - Equivalent to five weeks' rent. Pets - Rent value will be £30 per month higher. Your agreement to pay the higher value rent amount in respect of the pet(s) does not equate to automatic approval from the Landlord, who reserves the right to refuse a pet request without giving a reason. Tenant Protection - Homelets & Sales are members of Client Money Protect, which is a client money protection scheme and a member of The Property Ombudsman, which is a redress scheme.



While every effort has been made to ensure the accuracy of the floorplan, measurements, fixtures, fittings, views and any other details are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The property is shown as a guide only and is not intended to be a contract. Made with MyPlan (2025).

**\*\* DRUM ROLL PLEASE\*\*** This delightful 3 bedroom home is ideal for a first time buyer, professionals looking for extra space to work from home, or a growing family ready for their next chapter. Tucked away at the top of a peaceful cul-de-sac, the property comes with off-road parking and a lovely rear garden complete with patio area - perfect for relaxing or entertaining. Step inside to find the entrance vestibule leading into a reception room with a front-facing outlook. The kitchen-diner is positioned at the rear, offering plenty of room for dining and hosting, with double doors opening directly onto the patio for seamless indoor/outdoor living. Upstairs, you'll find a bathroom with a white suite and shower over the bath. The main bedroom overlooks the rear garden, while the two front rooms offer flexibility as additional bedrooms, a nursery, or the perfect home/office setup. Check out the video tour now at [homelets.co.uk](http://homelets.co.uk). To arrange your in-person viewing, get in touch with us today!

## Energy performance certificate (EPC)

14 Drum Close  
LIVERPOOL  
L14 9QY

Energy rating

C

Valid until:

16 January 2034

Certificate number: 0380-2203-4390-2994-3371

Property type

Mid-terrace house

Total floor area

65 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		