



NO FORWARD CHAIN

MID TOWN HOUSE

FRENCH DOORS FROM KITCHEN

CUL-DE-SAC

REAR GARDEN

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.



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and should not be relied upon as forming part of any contract for the purchase of the property. The dimensions shown are for guidance only and no guarantee is given that the property is fully compliant with the Building Regulations. Measurements of any rooms are approximate and no guarantee is given that any room complies with the Building Regulations. Measurements of any rooms are approximate and no guarantee is given that any room complies with the Building Regulations.

**** 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. 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

