



AIRSTAIR SAVILLE
ESTATE AGENTS

Lancing Drive, Liverpool, L10 8LW

£260,000

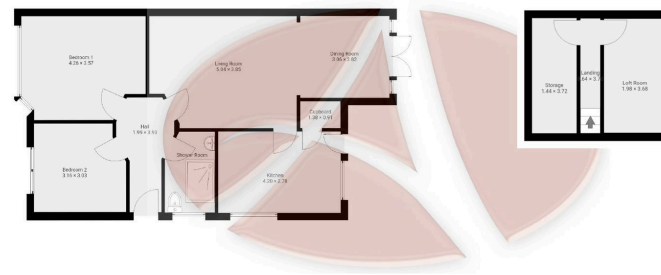
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- Semi Detached Bungalow
- Modern Kitchen
- Modern Shower Room
- Two spacious Bedrooms
- Loft Room (Spacious split into two)
- Rear Garden not Directly Overlooked
- Spacious Garage
- Large Driveway for several Vehicles
- EPC C
- Council Tax Band C



BEAUTIFULLY PRESENTED EXTENDED SEMI DETACHED BUNGALOW, STUNNING KITCHEN LEADING OUT TO THE GARDEN, LOUNGE/ DINER FRENCH DOORS TO THE GARDEN, TWO DOUBLE BEDROOMS, MODERN SHOWER ROOM, USEFUL LOFT ROOM WITH STAIRCASE, OFF ROAD PARKING FOR A NUMBER OF CARS. ENCLOSED GARDENS TO THE REAR. BE QUICK! This semi detached bungalow is a credit to the current owners. The accommodation on offer comprises, hallway, extended lounge/diner and French doors leading out to the gardens, kitchen, two double bedrooms and a modern shower room. There is also a loft that is accessed by a fixed staircase. Externally, the property enjoys ample off road parking with a large paved driveway and has a large garage.





Ground Floor area approx- 73.2m2

Loft Space approx- 15.0m2

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Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Measurements, floor areas, openings and orientations are approximate. They should be used as a guide only and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	