



J & D ESTATE AGENTS

188 - 190 WALTON VILLAGE, WALTON, LIVERPOOL L4 6TW



11 Doric Road, Liverpool, Merseyside L13 3DS

Asking price £109,950

A well presented bright and spacious three bedroom house, located on a popular residential road with no chain. This spacious and well planned family home is spread over three floors and has a good sized yard to the rear which attracts the sun throughout the day. Briefly comprising of an entrance hallway, front reception room, large dining area leading to kitchen with patio doors following to the yard. To the first floor of the property there is a family bathroom 2 double bedrooms a single bedroom and stairs leading on to the spacious loft room. The property benefits from double glazing and gas central heating throughout perfectly located this house is just a short walk to local amenities and transport links.

Viewing is essential to appreciate the size and potential of this property. Call our office and speak to one of our team to book your viewing!

Entrance Hall

Bright and spacious entrance hall with under stair storage.

Front Reception Room

Large reception room with bay window and fireplace feature.

Kitchen Diner

Spacious room leading to kitchen with sliding patio doors into back yard.

Bathroom

Toilet, sink and walk in shower

Back bedroom

Double bedroom with large window looking over yard.

Front bedroom

Double bedroom with baywindow

Front Bedroom

Single bedroom

loft room

Large loft room with large sky light





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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