



**15 Proto Close, Speke, L24 0RB**

**£170,000**

*David  
Davies* **D** *Collection*

## 15 Proto Close, Speke, L24 0RB

- EPC:B
- Semi Detached Property
- Four Bedrooms Over Three Floors
- Master Bedroom with En-Suite
- GCH
- Lawned Rear Garden
- Driveway For Off Road Parking
- NO CHAIN

Located on Proto Close, just off Conleach Road, in the Speke area of South Liverpool.

This deceptively spacious and beautifully finished new build property is offered for sale with NO ONWARD CHAIN.

Situated within easy reach of Liverpool John Lennon Airport and many local amenities, including shops, supermarkets, local schools and frequent public transport links, this property is in the ideal location for a family home.

The house is a four bedroom semi detached with accommodation arranged over three floors.

The property briefly comprises: an entrance hallway, cloaks w.c, lounge and a superb contemporary dining kitchen.

To the first floor there are two bedrooms and a family bathroom and to the second floor is a fourth bedroom and master bedroom with an en-suite shower room.

Externally there is a lawned rear garden and driveway for off road parking. The property is close to local amenities. Internal inspection is highly recommended.

NO CHAIN

'This property is owned by a shareholder of this company.'  
EPC:B









GROSS INTERNAL AREA  
 FLOOR 1: 44 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>  
 FLOOR 3: 25 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 2 m<sup>2</sup>  
 TOTAL: 106 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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*David Paul David*

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A		91	A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G	1	1
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Information on tenant permitted fee's can be accessed via the link below  
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