



3 Poplar Way Hall Lane, Liverpool, L36 6AR

Offers Over £165,000



**STAPLETON  
DERBY**

Stapleton Derby are please to offer to the market this three-bedroom, end-terraced property, which perfect for families or investors. The property is located close to local amenities and motorway links.

The property features an entrance hallway, downstairs WC, living room, and an open plan kitchen/dining area. On the first floor, there are three well-proportioned bedrooms and a family bathroom. Outside, the property offers private parking and a garden at the rear, which serves as a blank canvas for new owners to personalise.

The property is offered as FREEHOLD - EPC C

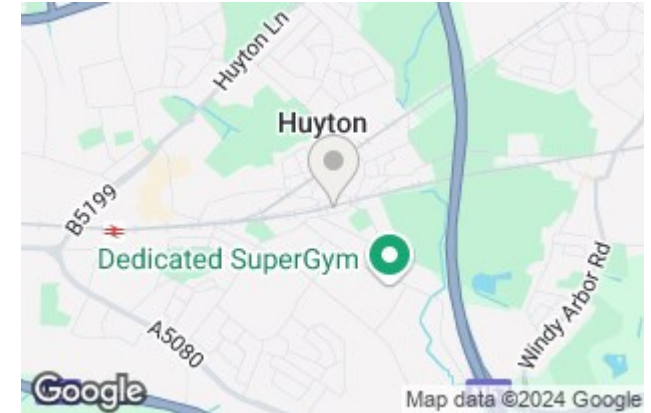
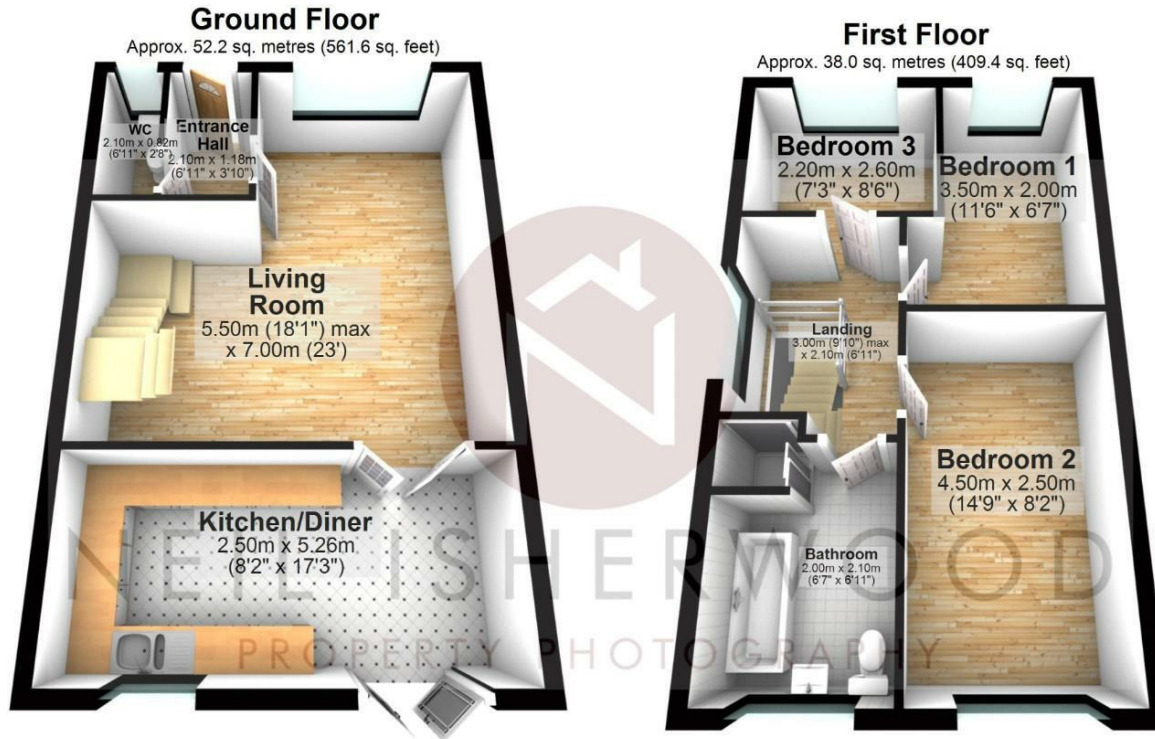








**Stapleton Derby**  
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Total area: approx. 90.2 sq. metres (971.0 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		75	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE TO PURCHASERS**

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.