



## Yoxall Drive, Liverpool, L33

**£130,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 3

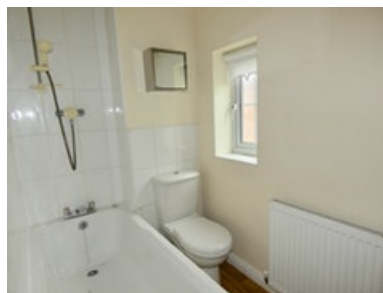
HouseSimple are delighted to offer for sale this lovely three bedroom semi detached house which has been altered by the current owners to feature a very fashionable family room, which comprises lounge area, dining area and kitchen creating one very large airy space ideal for modern living. Situated

## Key features:

- Semi Detached
- Three Bedrooms
- Family Room
- Popular Location
- Driveway
- No Chain

## Extra info:

- **Property Age:** 15 years
- **Council Tax:** Band B (£1516.57 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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Situated in the highly popular and much sought after area of Simonswood with local amenities including shops and schools close by as is the motorway networks.

The accommodation on offer briefly comprises entrance hall, cloaks/W.C, family room incorporating the lounge, dining area and kitchen. The kitchen comprises a range of base and wall units with contrasting worktops, integrated oven and hob. To the first floor there are three bedrooms; two with built in wardrobes and the master bedroom having an ensuite. This is complimented by a family bathroom.

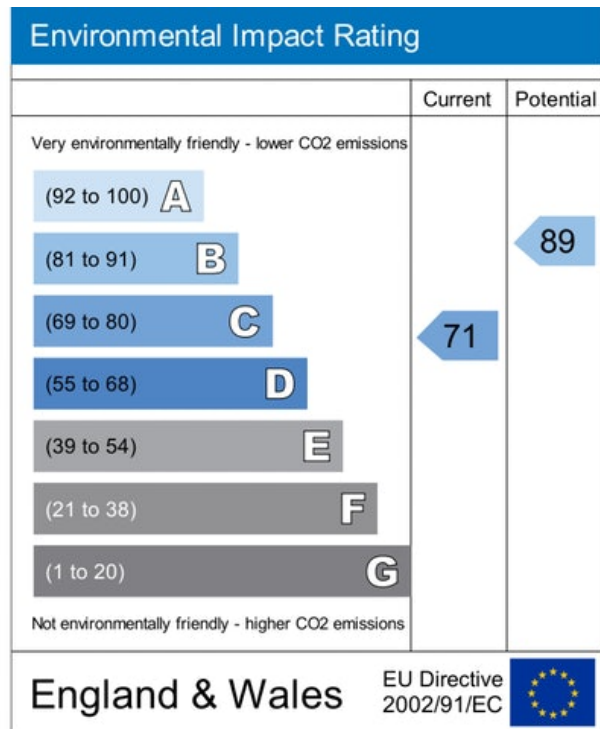
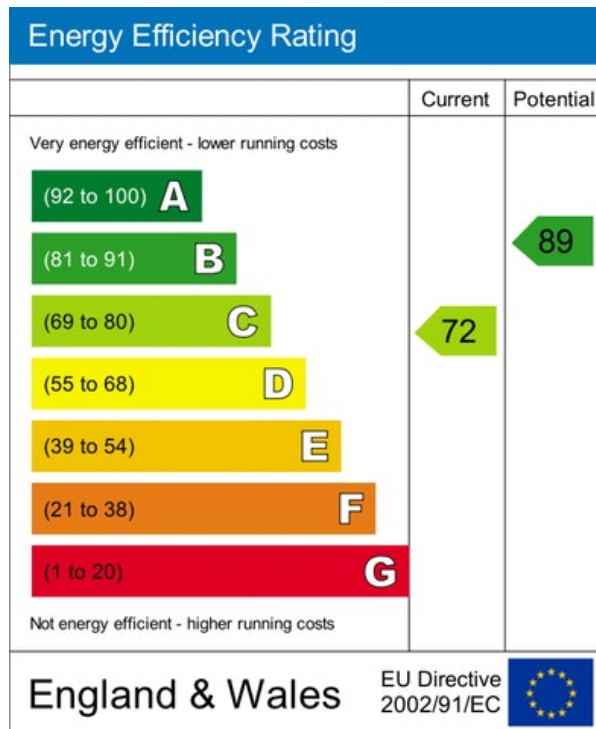
Lovely locations with garden front and rear, driveway for off road parking.

**Viewing Highly Recommended. For Sale With No Chain.**

## Floor plan:

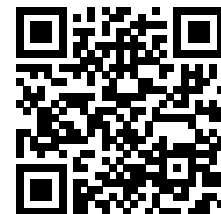


### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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