



## Molesworth Grove, Liverpool, L16

**£170,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 3

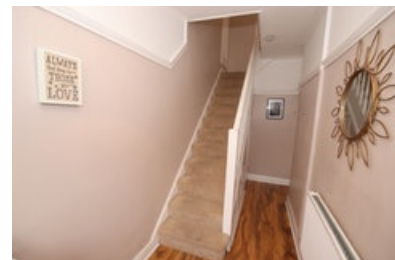
The property is ideal for a family or a first time buyer having three bedrooms and being spacious, it is immaculately presented throughout and move in ready with no work required. As you enter through the front door you are welcomed by a bright spacious hallway with staircase to the fir

## Key features:

- Mid terrace property
- Immaculately presented throughout
- 3 Bedrooms
- Spacious
- Modern kitchen
- Contemporary bathroom
- Gardens
- GCH
- Wooden Flooring
- Geature Fireplace
- Full UPVC
- Sought after area
- Excellent transport links

## Extra info:

- **Property Age:** 83 years
- **Council Tax:** Band B (£1517.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 999 years remaining  
**Ground Rent:** £2.00 per-annum  
**Maintenance:** £2.00 per-year  
**Maintenance Company:** Simarc Ltd



GUIDE PRICE £170,000 - £180,000.

The property is ideal for a family or a first time buyer having three bedrooms and being spacious, it is immaculately presented throughout and move in ready with no work required.

As you enter through the front door you are welcomed by a bright spacious hallway with staircase to the first floor, understairs storage and wooden flooring which flows throughout the ground floor. To the right you enter the large open plan lounge/diner which has been knocked through. The lounge has bay window, feature fireplace and the wooden flooring continues through to the dining room which has french doors onto the rear garden. From the dining room there is open access in to the kitchen which has been fully fitted with modern black high gloss units, the modern sleek finish is complimented with integrated appliances and wooden worktops.

On the first floor there are two double bedrooms and a further single bedroom, a modern family bathroom has white suite and full tiling to the walls and floor to finish the contemporary style.

To the front is off street parking and to the rear is a good size garden with patio and garden shed.

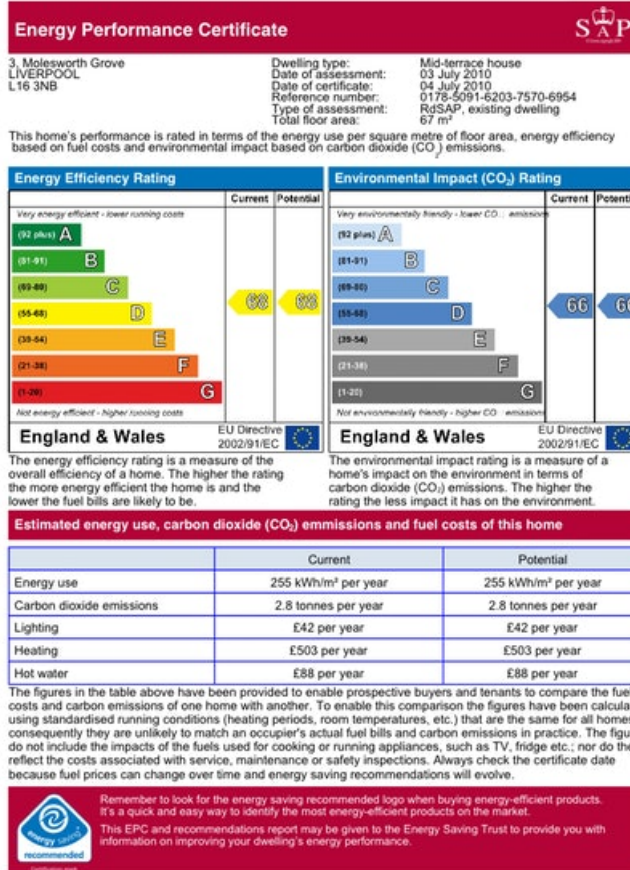
Excellent amenities and schools are nearby and the property is ideally situated for good road and transport links, the train station and motorway network are a few minutes away.

This is a lovely property which is immaculate throughout and move in ready and we thoroughly recommend early viewing to fully appreciate all the qualities this lovely property has to offer.

Floor plan:

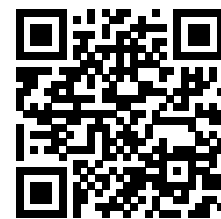


## Energy Performance Certificate:



### MISREPRESENTATION ACT, 1967.

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