



## Watling Avenue, Liverpool, L21

**£155,000**

Offers in Excess of

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

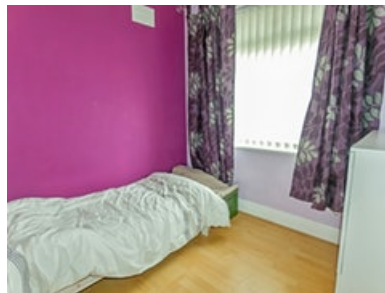
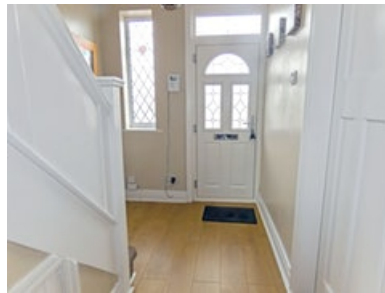
GUIDE PRICE £155,000 - £165,000. CHAIN FREE. THIS EXTREMELY WELL PRESENTED EXTENDED THREE BEDROOM PROPERTY THAT IS SITUATED CLOSE TO LOCAL AMENITIES AND SCHOOLS AND BENEFITS FROM BEING NEARBY TO MOTORWAY NETWORKS. On entering the property you will see a large bright hall way

## Key features:

- LARGE LOUNGE DINER
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FAMILY BATHROOM
- EXTENDED
- RECENTLY FITTED KITCHEN
- REAR GARDEN
- DRIVEWAY
- CHAIN FREE

## Extra info:

- **Property Age:** 86 years
- **Council Tax:** Band b (£1350.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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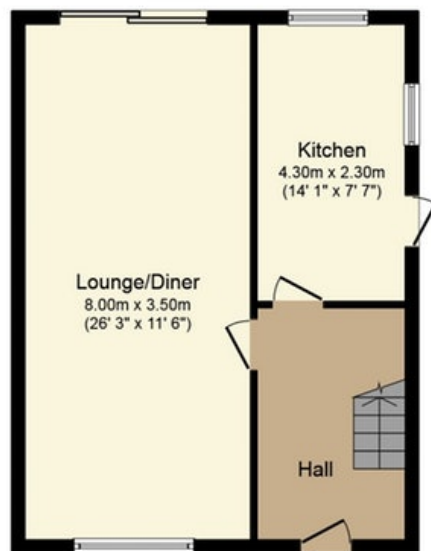
On entering the property you will see a large bright hall way leading into a very spacious lounge diner which benefits from lots of natural light. The kitchen has a range of wall and base units with complementary work surfaces the kitchen also boasts integrated appliances such as dishwasher, double oven and hob with extractor fan above this delightful kitchen has recently been replaced and adds elegance to this lovely property.

To the first floor you will find bright bedrooms and a family bathroom with a full bathroom suite.

Externally there is a rear garden with a range of established trees and shrubs. To the front the property benefits from a large driveway

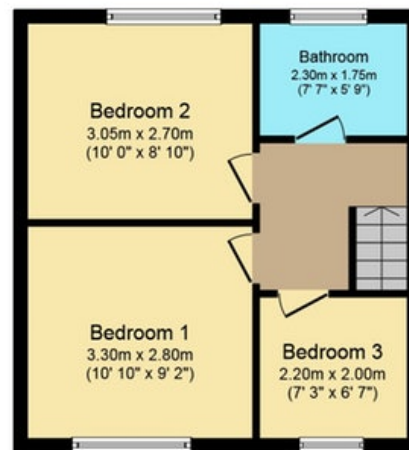
VIEWING IS ESSENTIAL TO APPRECIATE THE CHARM AND CHARACTER THIS PROPERTY HAS.

## Floor plan:



### Ground Floor

Floor area 47.0 sq. m. (506 sq. ft.) approx



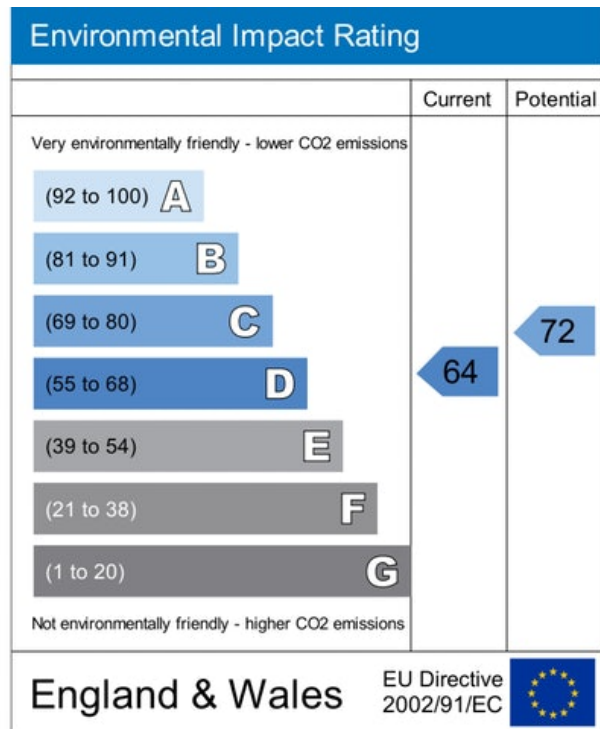
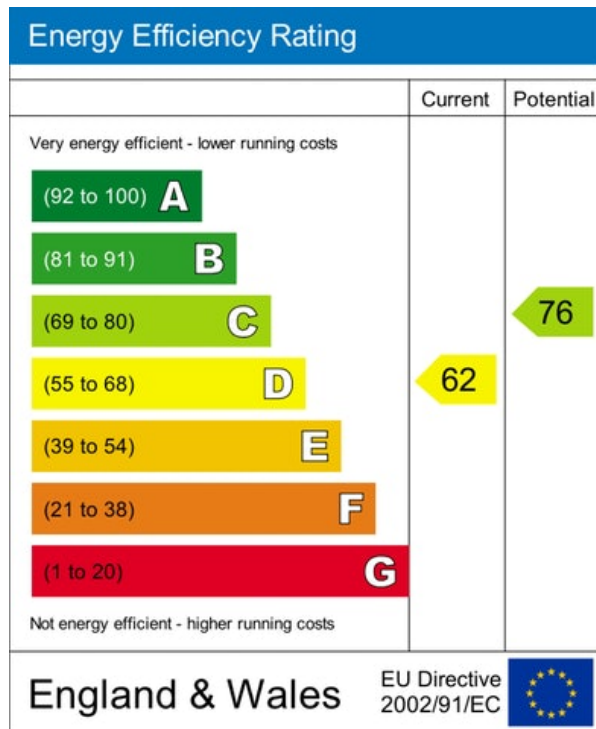
### First Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx

Total floor area 85.0 sq. m. (915 sq. ft.) approx

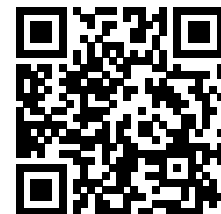
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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