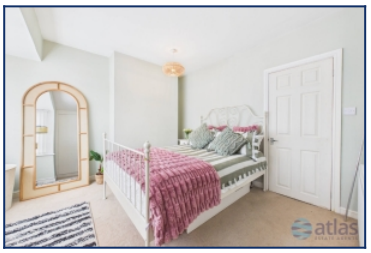
Ardleigh Road, Old Swan, L13









For Sale - £150,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Spacious Living Room with a Gas Fireplace
- New Cast Iron Radiators
- Newly Installed Front Windows
- Modern Fitted Kitchen
- Modern Ground Floor Family Bathroom
- Generously Sized Bedrooms
- Master Bedroom with a Fitted Wardrobe
- Large Flagged Rear Yard
- Sought-After L13 Location
- Viewing Is Highly Recommended

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 58 square metres / 622 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)

Description

Brought to the market by Atlas Estate Agents, this appealing semi-detached house on Ardleigh Road, Old Swan, L13, offers well-proportioned accommodation arranged over two floors. Featuring two generously sized bedrooms, a spacious reception room, a modern fitted kitchen and a contemporary ground floor family bathroom, this property presents an excellent opportunity for first-time buyers, couples or those looking to settle in a popular residential area.

Upon entering, the spacious living room provides a comfortable setting for relaxing and entertaining, complemented by an attractive gas fireplace that creates a focal point for the room. The property also benefits from newly installed front windows and new cast iron radiators, adding to its appeal. The modern fitted kitchen offers a practical space for everyday cooking, while the ground floor family bathroom provides added convenience.

Upstairs, the property boasts two generously sized bedrooms, with the master bedroom benefiting from a fitted wardrobe for useful storage.

Externally, the property features a large flagged rear yard, providing a low-maintenance outdoor space ideal for enjoying the warmer months or entertaining guests.

Situated in the sought-after Old Swan area of L13, the property is well placed for local amenities and everyday conveniences.

Early viewing is highly recommended to appreciate the accommodation and potential this home has to offer.

Additional Images


Hallway


Living Room


Living Room

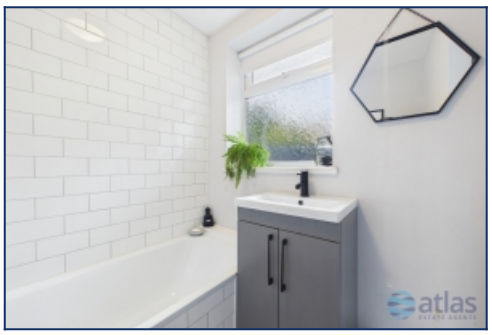

Living Room


Kitchen

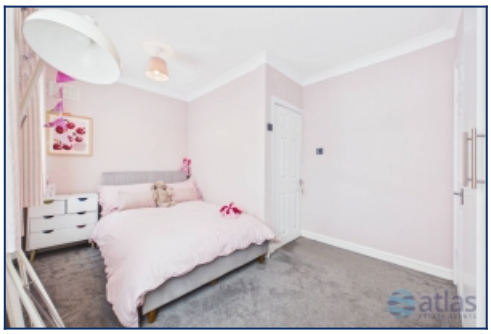

Kitchen


Kitchen


Bathroom


Bathroom


Bedroom Two


Bedroom Two


Bedroom Two


Bedroom One


Bedroom One


Rear Yard



Rear Yard



Front Elevation

Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.