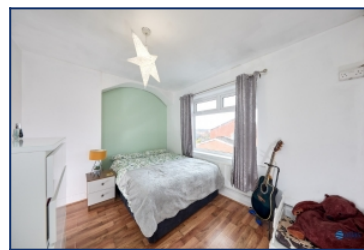
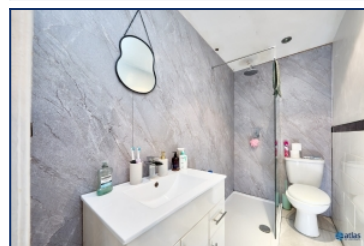


## Hankinson Street, Old Swan, L13



**For Sale - £150,000 Offers in the Region of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: Pending
- Extended Kitchen with Spacious Open-Plan Dining Area
- New Windows and Doors Fitted Three Years Ago
- Modern Bathroom Featuring a Walk-In Shower
- Two Generously Sized Bedrooms Plus One Single Bedroom
- Low-Maintenance Yard with Artificial Grass
- Fitted Kitchen Units with Integrated Oven and Hob
- Conveniently Close to Edge Lane Retail Park
- Excellent Transport Links, just a Six-Minute Drive to Broadgreen Train Station
- On-Street Parking Available
- No Onward Chain

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 67 square metres / 722 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- No. of Parking Spaces: 1
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

Brought to the market by Atlas Estate Agents, this charming terraced house on Hankinson Street, Old Swan, L13, offers a seamless blend of modern upgrades and spacious living. Offered for sale with no onward chain, the property is perfectly suited for those looking for a swift and stress-free move.

The heart of the home is the extended kitchen, which has been thoughtfully designed with fitted units and an integrated oven and hob. This bright space flows into a spacious open-plan dining area, creating a social hub complemented by two additional reception rooms. Practicality meets peace of mind with new windows and doors fitted just three years ago.

Arranged over two floors, the accommodation features three bedrooms—two generously sized doubles and a versatile single. The modern bathroom is a particular highlight, boasting a sleek walk-in shower. Outside, the low-maintenance rear yard features artificial grass, providing a private spot for relaxation without the upkeep.

Located in the heart of Old Swan, you are conveniently close to Edge Lane Retail Park and benefit from excellent transport links, including a mere six-minute drive to Broadgreen train station. With on-street parking readily available, this property is a fantastic opportunity for first-time buyers and families alike.

Additional Images



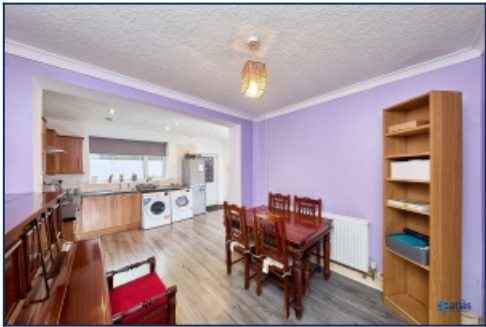
Bedroom 2



Kitchen



Reception Room



Dining Room



Bedroom 3



Hallway



Backyard



Backyard

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.