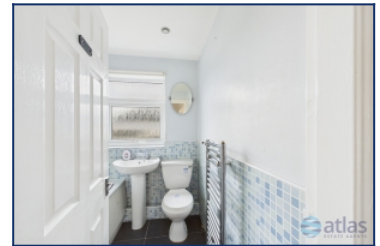


## Easton Road, Huyton, L36



**For Sale - £160,000**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Private Driveway Providing Off-Road Parking
- Spacious Open-Plan Living and Dining Area
- Two Double Bedrooms and One Single Bedroom
- Landing with Window Allowing Natural Light
- Generous Rear Garden with Garden Shed
- Within Walking Distance of Local Primary Schools
- Conveniently Close to Pilch Lane
- Only 0.5 Miles from Roby Park and Gardens
- Excellent Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 70 square metres / 753 square feet
- Council Tax Band: B
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: Driveway
- Outside Space: Back Garden
- Appliances/White Goods: Hob (Gas)

### Description

We are acting in the sale of the above property and have received an offer of £166,550 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Brought to the market by Atlas Estate Agents, this charming semi-detached house on Easton Road, Roby, L36, presents an ideal opportunity for families or first-time buyers alike. Offered for sale with no onward chain, the property boasts a versatile layout arranged over two floors, combining comfort, practicality, and potential.

The ground floor features a spacious open-plan living and dining area, perfect for both relaxing evenings and entertaining guests, alongside a well-proportioned kitchen. Upstairs, the accommodation comprises two double bedrooms and one single bedroom, served by a family bathroom and a landing with a window, allowing natural light to fill the space.

Externally, the property benefits from a private driveway providing off-road parking and a generous rear garden complete with a handy garden shed, ideal for summer barbecues or a quiet retreat.

The location is equally appealing, being within walking distance of local primary schools and conveniently close to Pilch Lane, with Roby Park and Gardens just 0.5 miles away. Excellent transport links ensure easy access to surrounding areas, making this a practical and inviting home.

This delightful Easton Road residence offers a rare combination of space, convenience, and potential—ready to welcome its next owners.

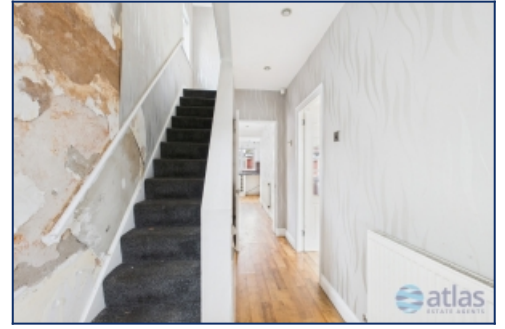
## Additional Images



Bedroom



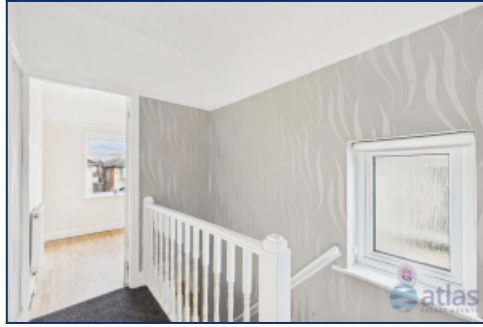
Garden



Hallway



Living Room



Landing



Bedroom

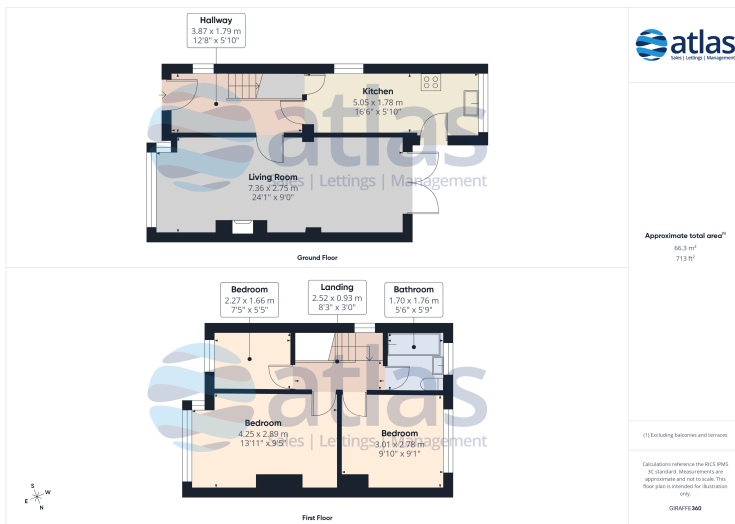


Bedroom



Bathroom

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

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Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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.