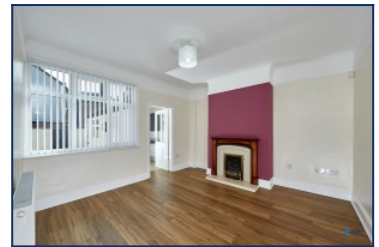


## Broad Green Road, Old Swan, L13



## For Sale - £200,000 Offers in Excess of

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Offered with No Onward Chain for a Hassle-Free Purchase
- Stunning Extended Family Home with Stylish Finishes
- Contemporary and Attractive Fitted Kitchen
- Two Spacious Reception Rooms Featuring Elegant Fireplaces
- Stylish Ground Floor Shower Room with Modern Fixtures
- Generously Sized Rear Courtyard, Ideal for Outdoor Living
- Two Well-Proportioned Double Bedrooms Plus a Versatile Third Bedroom
- Modern Family Bathroom with Quality Suite and Finishes
- Situated in the Highly Desirable Old Swan, L13 Neighbourhood
- Excellent Access to Public Transport and Major Road Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,036 square feet / 96 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Gas Oven

### Description

Brought to the market by Atlas Estate Agents, this stunning extended terraced home on Broad Green Road, Old Swan, L13, offers the perfect blend of style, space, and convenience — all with the added benefit of no onward chain for a hassle-free purchase.

Beautifully finished throughout, this charming family residence boasts generous accommodation arranged over two floors, with tasteful modern touches that are sure to impress. The ground floor welcomes you with two spacious reception rooms, each featuring elegant fireplaces that add a sense of character and warmth, ideal for relaxing evenings or entertaining guests.

To the rear, the contemporary fitted kitchen has been thoughtfully designed with both style and functionality in mind, offering sleek finishes and ample workspace. A stylish ground floor shower room, complete with modern fixtures and fittings, adds further practicality to this impressive home.

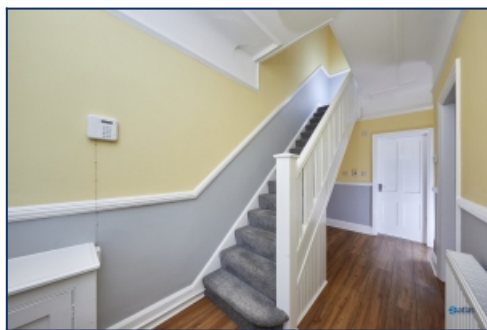
Upstairs, you'll find two generously sized double bedrooms, each filled with natural light, along with a versatile third bedroom that could serve perfectly as a nursery, study, or dressing room. The modern family bathroom is finished to a high standard, providing a tranquil space to unwind.

Externally, the home features a well-sized rear courtyard — a private outdoor space perfect for summer dining, children's play, or a touch of gardening.

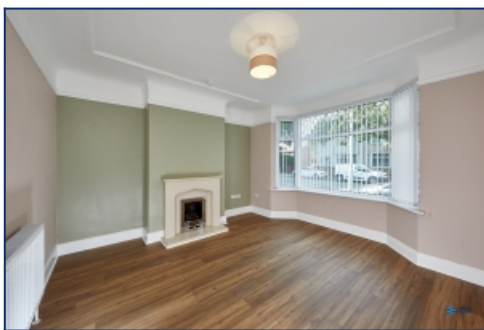
Positioned in the ever-popular Old Swan neighbourhood, the property enjoys excellent access to public transport links and major road networks, placing Liverpool city centre and beyond within easy reach.

This is a superb opportunity to secure a stylish and spacious family home in a sought-after location — early viewing is highly recommended.

## Additional Images



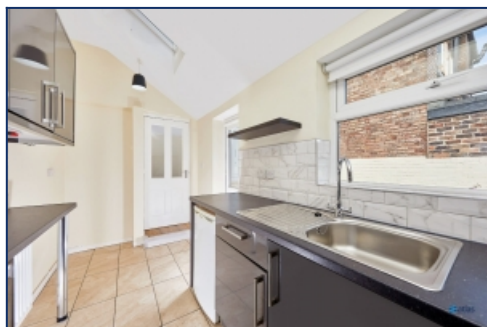
Hallway



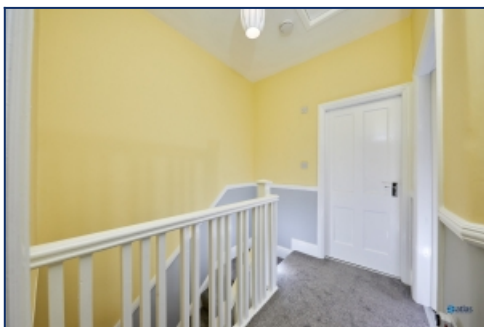
Lounge



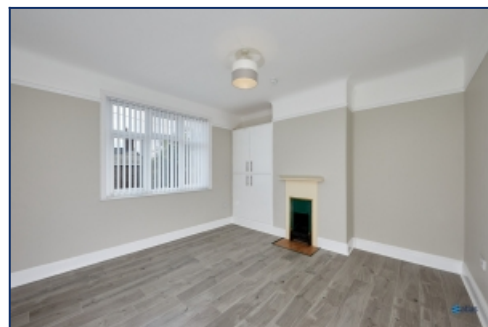
Kitchen



Kitchen



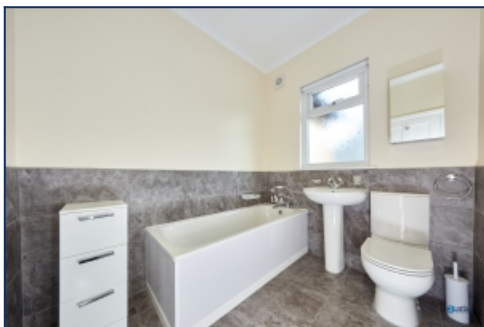
Landing



Bedroom One



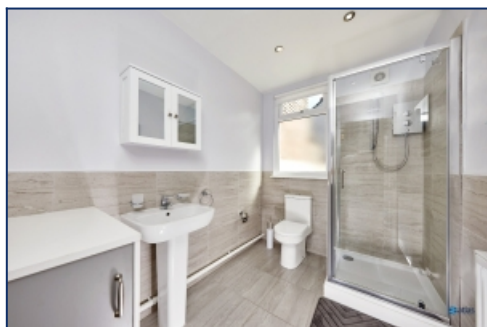
Bedroom Two



Bathroom



Rear Garden



Shower Room

## Floor Plans



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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.