

## Wood Lane, Huyton, L36



## For Sale - £114,950 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D58
- No Chain
- Extremely Well Kept Front and Back Gardens
- Served by Excellent Transport Links
- Modern Fitted Kitchen and Bathroom
- Popular Residential Area
- Local Shops and Amenities
- Two Double Bedrooms
- Off Road Parking
- Double Glazing & Gas Central Heating
- Early Viewing Advised

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Knowsley Metropolitan Borough Council
- Security: Burglar Alarm
- Parking: On Street, Off Street, Communal
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Hob (Ceramic), Gas Oven, Fridge, Freezer, Washing Machine, Tumble Dryer

### Description

AN EXTREMELY WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY BENEFITING FROM GARDENS TO THE FRONT AND REAR AND NO ONWARD CHAIN.

The accommodation briefly comprises of; entrance vestibule, living room, dining room and kitchen. To the first floor are two double bedrooms and a family bathroom. Externally there are gardens to the front and rear.

The property also benefits from gas central heating and double glazing.

Contact us today to arrange your viewing!

### Room Details

#### Living Room

4.96 x 3.65 metres (16' 4" x 12' 0")

Bay window to the front aspect, laminate flooring and radiator.

#### Dining Room

4.56 x 2.12 metres (15' 0" x 7' 0")

Window to the rear, laminate flooring, radiator and under stairs storage cupboard.

### Kitchen

2.96 x 2.81 metres (9' 9" x 9' 3")

Range of wall and base units, induction hob, gas oven, extractor hood, tiled floor and splash back, porcelain Belfast sink with mixer tap, window and door to the rear.

### Bedroom One

4.05 x 3.80 metres (13' 4" x 12' 6")

Bay window to the front aspect, laminate flooring, fitted bedroom furniture and radiator.

### Bedroom Two

3.30 x 2.32 metres (10' 10" x 7' 8")

Window to the rear, laminate flooring and radiator.

### Bathroom

2.30 x 2.09 metres (7' 7" x 6' 11")

Fully tiled walls and floor, shower cubicle, hand wash basin, W.C, extractor fan and frosted window to the rear.

## Additional Images



Bathroom



Rear Garden



Living Room



Dining Room



Kitchen



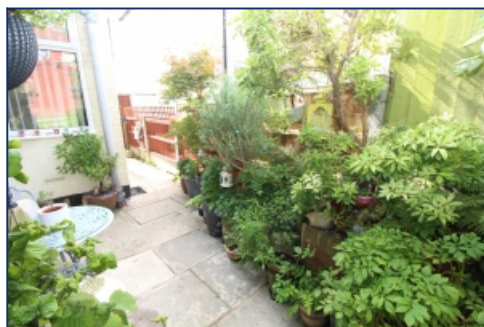
Bedroom One



Bedroom Two



Patio



Patio



Rear Garden

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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.