

## Broom Way, Halewood, L26



## For Sale - £137,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C71
- No Chain - Move in Immediately!
- Detached Garage & Off Street Parking
- Local Shops and Amenities
- Gardens to Front, Rear & Side
- Two Double Bedrooms
- Quiet, Sought After Location
- Double Glazing & Gas Central Heating
- Served by Good Transport Links
- Room to Extend
- Early Viewing Advised

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: B
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

AN EXTREMELY WELL PRESENTED 2 BEDROOM SEMI DETACHED HOUSE BENEFITING FROM FRONT, SIDE & REAR GARDENS AND OFF STREET CAR PARKING

The accommodation briefly comprises of; entrance porch, living room and kitchen/diner. To the first floor are two double bedrooms and a family bathroom. Externally there are front, side and rear gardens and a detached garage with driveway providing off street car parking for two cars.

The property also benefits from double glazing, gas central heating and the possibility to extend.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

### Room Details

#### Kitchen

3.94 x 2.95 metres (13' 0" x 9' 9")

Range of white wall and base units, tiled floor, UPVC door and window to the rear, dining area, space for appliances, extractor hood, wood effect worktops, tiled splash back and sink with mixer tap.

#### Living Room

5.30 x 3.93 metres (17' 5" x 12' 11")

Carpet flooring, staircase leading to the first floor, radiator, window to the front aspect and fireplace.

**Bedroom One**

3.95 x 3.02 metres (13' 0" x 9' 11")

Window to the front aspect, radiator and carpet flooring.

**Bedroom Two**

3.95 x 2.75 metres (13' 0" x 9' 1")

Radiator, window to the front aspect and carpet flooring.

**Bathroom**

2.61 x 1.43 metres (8' 7" x 4' 9")

Fully tiled walls and floor, electric shower over bath, shower screen, W.C, frosted window to the rear, pedestal hand wash basin and radiator.

**Additional Images**

Garden



Living Room



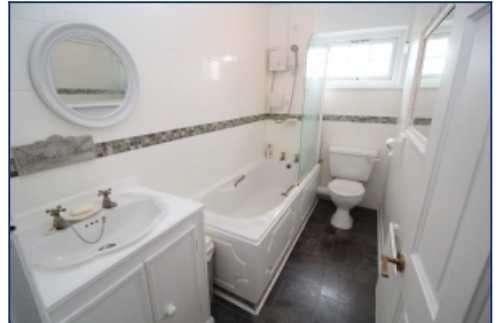
Kitchen



Bedroom One



Bedroom Two



Bathroom



Patio



Garden



Garden



Front Elevation



Garage

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
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.