

## Ennismore Road, Old Swan, L13



**For Sale - £109,950**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D65
- No Chain
- Popular Residential Area
- Modern Fitted Bathroom
- Bright & Spacious Rooms
- Served by Excellent Transport Links
- Rear Yard with Gated Access
- Local Shops and Amenities
- Double Glazing & Gas Central Heating
- Ample On Street Car Parking
- Early Viewing Advised

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

A WELL PRESENTED THREE BEDROOM MID TERRACED PROPERTY BENEFITING FROM NO ONWARD CHAIN.

The accommodation briefly comprises of; entrance hallway, front living room, rear living room, dining area and kitchen. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally there is a rear yard with gated access and on street car parking.

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

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

### Room Details

#### Living Room

4.78 x 3.86 metres (15' 9" x 12' 8")

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

**Rear Living Room**

4.20 x 3.37 metres (13' 10" x 11' 1")  
Carpet flooring, window to the rear and radiator.

**Dining Area**

3.00 x 2.16 metres (9' 11" x 7' 2")  
Tiled flooring and open plan aspect to kitchen and rear living room.

**Kitchen**

3.97 x 2.70 metres (13' 1" x 8' 11")  
Range of wall and base units, gas hob, electric oven, extractor fan, window and door to rear, tiled floor and splash back and housing for appliances.

**Bedroom One**

4.94 x 3.37 metres (16' 3" x 11' 1")  
Bay window to the front aspect, carpet flooring and radiator.

**Bedroom Two**

4.13 x 3.00 metres (13' 7" x 9' 11")  
Carpet flooring, cupboard housing boiler, window to the rear and radiator.

**Bedroom Three**

2.16 x 2.18 metres (7' 2" x 7' 2")  
Window to the front aspect, carpet flooring and radiator.

**Bathroom**

3.04 x 2.14 metres (10' 0" x 7' 1")  
Frosted window to the rear, corner bath, shower cubicle, W.C, hand wash basin, radiator and vinyl flooring.

**Additional Images**



Bathroom



Rear Yard



Living Room



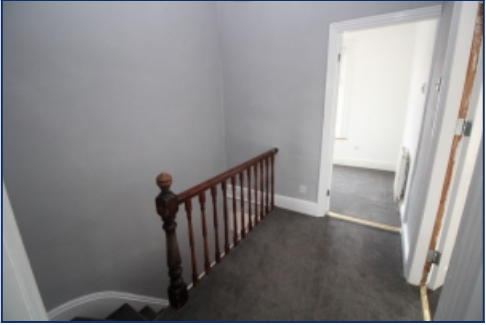
Rear Living Room



Dining Area



Kitchen



Landing



Bedroom Two



Bedroom Three



Bathroom

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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.