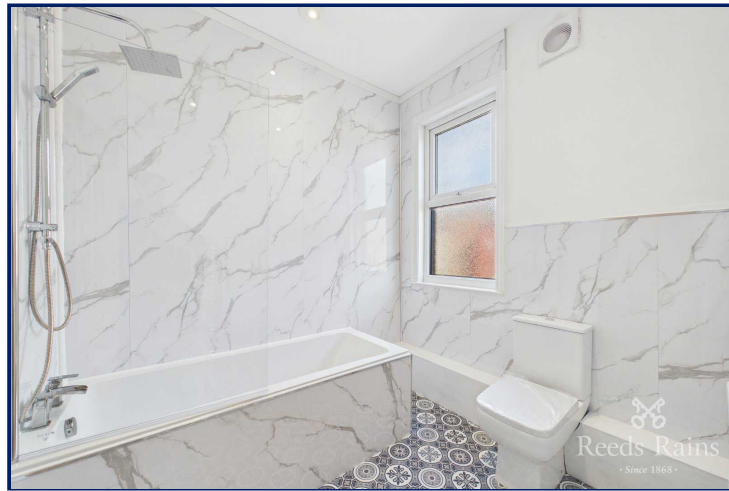
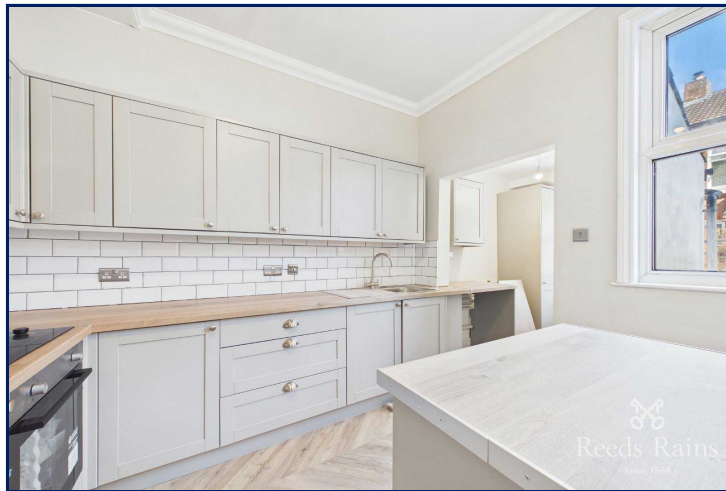
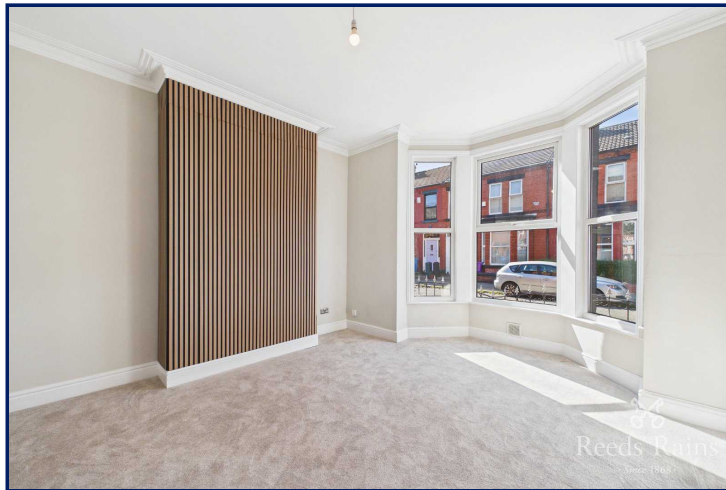




Barrington Road, Liverpool,  
Merseyside, L15

**Asking Price: £260,000**  
**Freehold**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Barrington Road, Liverpool, Merseyside, L15  
Asking Price: £260,000 Freehold

Council Tax Band: A  
EPC Rating: C

Recently Refurbished - Turn-Key Home In Desirable Location

A recently renovated, three bedroom mid terraced home, set in the heart of the popular residential community of, L15, just off Smithdown Road and available to move in today with no onward chain!

The property has had a new, four-piece bathroom fitted, brand new kitchen, a brand new boiler fitted, plus quality oven and hob and tasteful finish throughout.

Step inside, an inviting entrance hall greets you upon entering, featuring exquisite laminate wood flooring which continues throughout the ground floor, leading to the main reception area with bay-fronted window. An open-plan kitchen and dining area to the rear with French doors leading to the sizeable garden with space for outdoor entertaining and storage shed.

To the first floor, there are two, large double bedrooms and a third bedroom, ideal for working from home, a dressing space or children's bedroom, each beautifully finished and awash with natural lighting and the four-piece family bathroom, stylishly finishes the accommodation.

The location allows, easy access to a wealth of amenities including bars, eateries and shops, and is a short distance walk away from the Grade I listed, Sefton Park.

Council Tax band - A  
EPC Grade - C

THREE BEDROOM MID TERRACE

EXTERNAL

On-street parking to the front of the home, good-sized rear garden with flagging for low maintenance.

GROUND FLOOR

Hall

Entrance to the property, provides access to living room and kitchen with stairs to first floor.

Living Room

13' (3.95) x 11'10" (3.6) (approx)  
Main reception room with bay-fronted window and panelled chimney breast.

Kitchen/Reception Area

19' (5.79) x 10'2" (3.11) (approx)  
Open-plan lounging and kitchen with island, fitted units and utility area to the rear. French doors leading to garden.

FIRST FLOOR

Landing

First floor landing, leads to all three bedrooms and family bathroom.

Bedroom 1

11'5" (3.47) x 12'11" (3.93) (approx)  
Main double bedroom to the front of the home, ample space for king size bed and wardrobes.

Bedroom 2

10'10" (3.3) x 12'4" (3.77) (approx)  
Large double bedroom to the rear of the home, space for double bed, wardrobes and drawers.

Bedroom 3

7'3" (2.22) x 8'2" (2.49) (approx)  
Smaller bedroom to the front of the home, ideal nursery or work from home space.

Bathroom

8' (2.43) x 7'8" (2.34) (approx)  
Modernised, three-piece family bathroom with bath and shower facilities, toilet and wash basin.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsko 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk