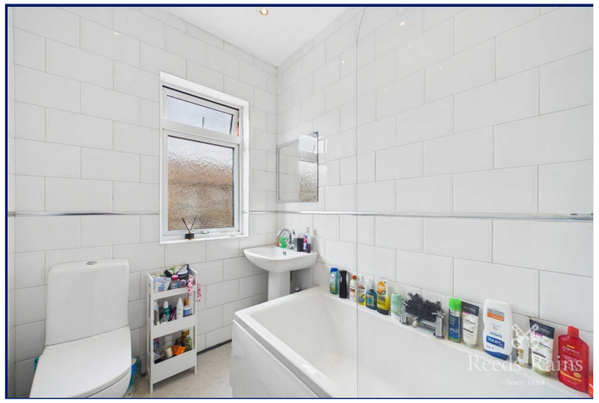
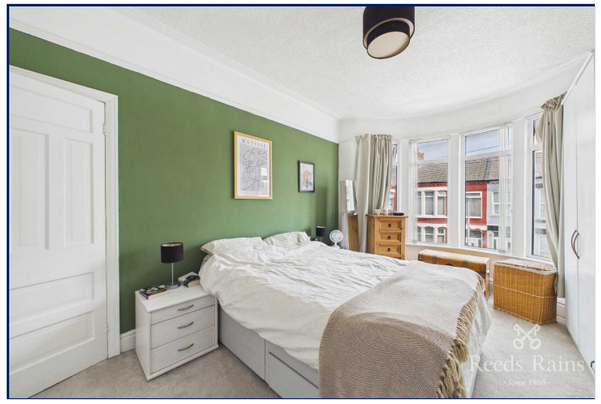
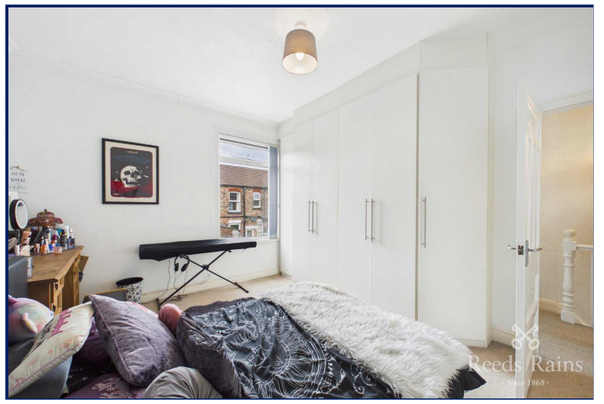


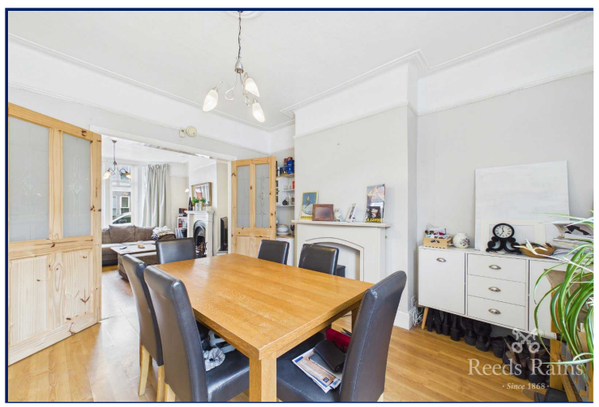


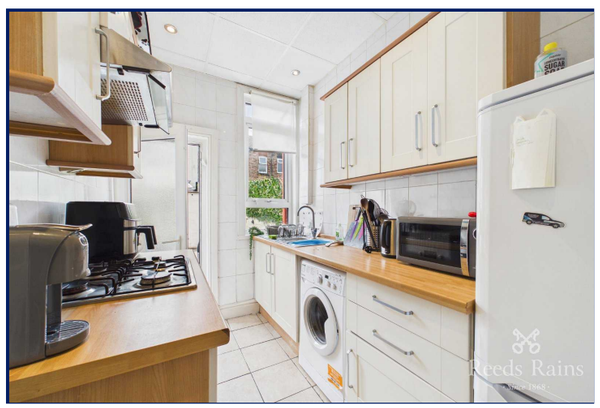












Podium Road, Liverpool,
Merseyside, L13

Asking Price: £170,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Podium Road, Liverpool, Merseyside, L13
Asking Price: £170,000 Freehold

Council Tax Band: A
EPC Rating: D

We are delighted to offer this ideally situated, three bedroom mid terrace home, accessed just off Queens Drive and within an excellent catchment area for local sought-after schools.

This home would be ideal for First Time Buyers looking to get onto the property ladder and also for someone looking to switch for a lower maintenance home with paved rear garden.

The home briefly comprises; Entrance hall, living room, dining room, separate kitchen with rear yard access where there is a also a former outhouse, now ideal storage shed. To the first floor, three bedrooms and a family bathroom with loft access.

The property is fully double glazed and central heated in every room. There is also a large loft space which is excellent for additional storage with potential to convert into another bedroom. Externally, the property offers a well presented garden with alleyway access with on street resident parking in front of the home.

Council Tax band - A
EPC Grade - D

THREE BEDROOM MID TERRACE

EXTERNAL
On-street parking to the front of the home, sizeable rear garden with alley and outhouse access.

GROUND FLOOR

Hall
Entrance hall, provides access to living room, dining room and kitchen with stairs to first floor.

Living Room
11'7" (3.53) x 12'11" (3.94) (approx)
Main reception room to the front of the home with characterful bay window and fireplace, double doors to dining room.

Dining Room
10'9" (3.28) x 12'10" (3.9) (approx)
Reception room to the rear of the property, window to rear and access to hall and living room.

Kitchen
6'5" (1.96) x 9'2" (2.8) (approx)
Modern fitted kitchen with a number of white goods, small window to rear and access to garden.

Outhouse
5'8" (1.73) x 7'8" (2.34) (approx)
Convenient, externally accessed outhouse, ideal use for utility room.

FIRST FLOOR

Landing
First floor landing, provides access to all three bedrooms and family bathroom.

Bedroom 1
11'4" (3.45) x 13'2" (4.01) (approx)
Main bedroom to the front of the home with bay window, ample space for king size bed and wardrobes.

Bedroom 2
11'7" (3.53) x 13' (3.96) (approx)
Secondary double bedroom to the rear of the home with large fitted wardrobes and room for dressing table.

Bedroom 3
6' (1.83) x 8'8" (2.64) (approx)
Smaller bedroom to the front of the home with large window, ideal nursery or work from home space.

Bathroom
5'10" (1.77) x 7'8" (2.34) (approx)
Three-piece family bathroom with modern tiling, bath and shower facilities, toilet, wash basin and loft access.

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.



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.

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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.

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