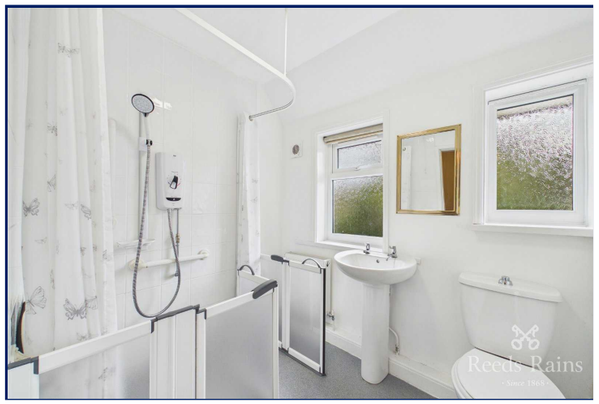
















Ridgmont Avenue, Liverpool,
Merseyside, L11

Asking Price: £135,000
Freehold

Reeds Rains

reedsrains.co.uk

Ridgmont Avenue, Liverpool, Merseyside, L11

Asking Price: £135,000 Freehold

Council Tax Band: A
EPC Rating: TBC

No Onward Chain - Off-Street Parking

We are delighted to offer a fantastic Three Bedroom mid-terraced home situated on Ridgmont Avenue with major benefit of no onward chain & sold with vacant possession.

The property has an off-street driveway with a front lawn, additionally there is a sizeable rear garden which is South-East-facing.

The house sits within close proximity to Utting Avenue East and the East Lancashire Road with shops, restaurants and supermarkets all accessible and within less than a 5 minute drive!

The home briefly comprises; a spacious entrance hall with storage cupboard, which leads through to an expansive dining room, separate living room and good sized kitchen.

To the first floor, three double bedrooms, a three piece family bathroom & large storage cupboard above the alleyway.

The home is Gas central heated with double glazed windows throughout plus an insulated loft.

Council Tax band - A
EPC Grade - TBC

THREE BEDROOM MID-TERRACE

EXTERNAL
Off-street parking to the front of the home, small front lawn, alleyway access to rear garden.

GROUND FLOOR

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

Living Room
10'2" (3.09) x 12'8" (3.85) (approx)
Main reception room to the rear with door to rear garden.

Dining Room
12'6" (3.81) x 10'1" (3.07) (approx)
Dining room to the front of the home with bay-fronted window.

Kitchen
8'1" (2.47) x 9'5" (2.87) (approx)
Fitted kitchen with storage under-stairs and further access to rear garden.

FIRST FLOOR

Landing
First floor landing, provides access to all three bedrooms, bathroom and large storage cupboard.

Bedroom 1
10'5" (3.17) x 13'11" (4.23) (approx)
Main bedroom with ample space for king size bed, wardrobes and drawers.

Bedroom 2
11'7" (3.53) x 9' (2.75) (approx)
Secondary double bedroom to the rear of the home with airing cupboard which also houses the boiler.

Bedroom 3
8'6" (2.58) x 10'8" (3.26) (approx)
Smaller double bedroom to the front of the home with storage above stairwell.

Bathroom
7'3" (2.21) x 5'11" (1.8) (approx)
Modified bathroom with walk-in wet shower room, toilet and wash basin.

Storage
3'7" (1.08) x 7'8" (2.34) (approx)
Large storage cupboard above shared alleyway.

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.

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.

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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.

For full EPC please contact the branch.



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