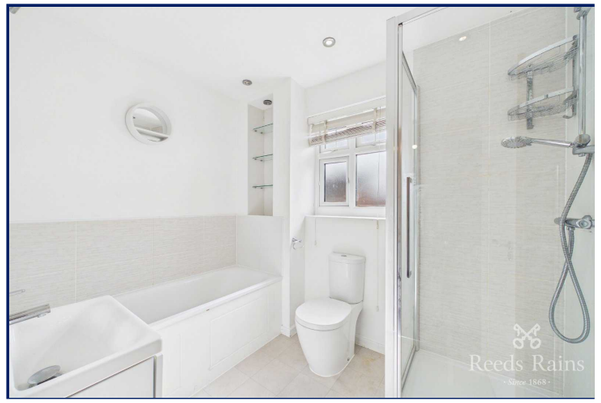
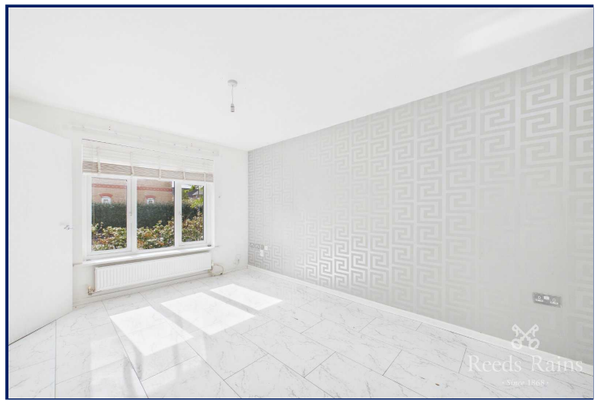


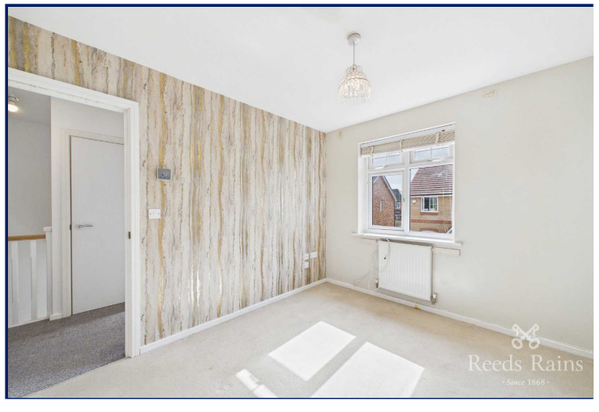














Raffia Way, Walton, Liverpool,
Merseyside, L9

Asking Price: £265,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Raffia Way, Walton, Liverpool, Merseyside, L9

Asking Price: £265,000 Leasehold

Council Tax Band: C
EPC Rating: B

No Onward Chain - Three Bedroom Detached - Separate Garage - Large Garden

Situated on a modern build estate, approaching its 10th birthday, is this detached home which boasts three bedrooms, a spacious garden, and a detached garage plus off-street parking for multiple cars.

The property features a large rear garden, perfect for outdoor entertaining as well as providing access to the detached garage. The interior is thoughtfully designed with a modern kitchen/diner layout with a separate, cosy living room, and plenty of natural light throughout with skylights aplenty to the rear.

The home briefly comprises; entrance hall, living room, expansive kitchen and dining space to the rear, a separate water closet and externally accessed garage. To the first floor, landing, three separate bedrooms, the bedroom to the rear with fitted wardrobes and a family bathroom with four-piece suite.

The home is being offered with the major benefit of no onward chain and is currently vacant. The property boasts an impressive energy efficiency rating of B, currently and sits within an affordable council tax banding.

There is scope to extend the property further both to the rear and side, subject to planning permission and leaseholder permission or even convert the garage.

EPC Grade - B
Council Tax band - C

THREE BEDROOM DETACHED

EXTERNAL
Off-street parking to the side of the home, space for multiple cars, small front garden with large garden to rear.

GROUND FLOOR

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

Living Room
10'1" (3.08) x 14'8" (4.48) (approx)
Main reception room to the front of the home.

Kitchen/Dining Area
17'10" (5.43) x 13'4" (4.06) (approx)
Modern-fitted kitchen with ample dining space, three skylights and French doors leading to garden.

WC
3'2" (0.97) x 6'5" (1.96) (approx)
Convenient downstairs water closet with toilet and wash basin, window to the front of the property.

Garage
9'3" (2.81) x 17'4" (5.28) (approx)
Externally accessed garage, ideal additional storage or scope to convert.

FIRST FLOOR

Landing
First floor landing, provides access to all three bedrooms and bathroom with airing cupboard above stairwell.

Bedroom 1
9' 11'2" (approx) (2.74m (approx))
Main bedroom to the front of the home, space for king size bed and wardrobes.

Bedroom 2
9' (2.74) x 8'2" (2.49) (approx)
Double bedroom to the rear of the home with fitted sliding door wardrobes.

Bedroom 3
8'5" (2.56) x 6'4" (1.94) (approx)
Smaller double to the rear of the home, ideal nursery or work from home space.

Bathroom
8'4" (2.55) x 6'6" (1.97) (approx)
Four-piece family bathroom with bathtub, shower cubicle, toilet and wash basin.

General Info
Lease: 250 years from 27 January 2015 (238 years remaining approx)
Service charges: N/a
Ground rent: Vendor advised never collected on
Freehold is available to purchase



For full EPC please contact the branch.



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.

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