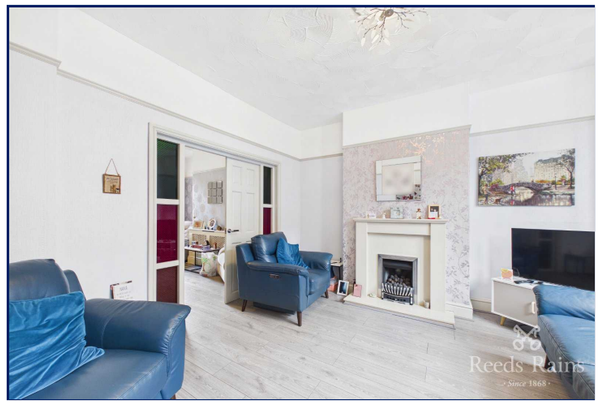
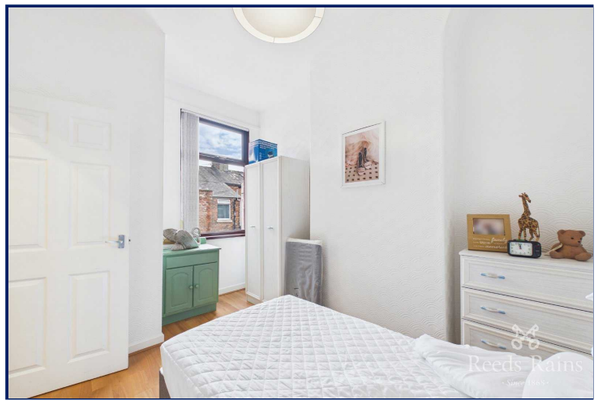


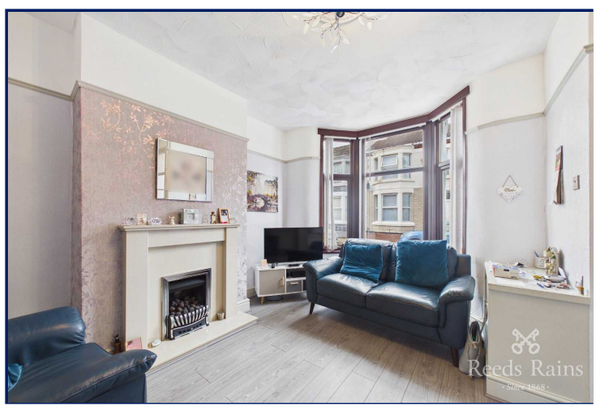


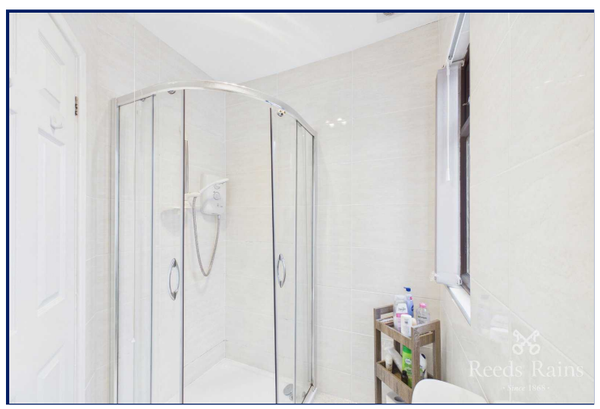












Ennismore Road, Old Swan,
Liverpool, Merseyside, L13

Offers Over: £140,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Ennismore Road, Old Swan, Liverpool, Merseyside, L13

Offers Over: £140,000 Freehold

Council Tax Band: A
EPC Rating: TBC

Three Bedroom Mid Terrace - Modern Kitchen & Bathroom

We are delighted to bring to the open sales market, this wonderful three bedroom, terraced family home situated in the heart of L13, with excellent transport links in and out of the city centre of Liverpool.

Within walking distance are a number of local amenities, supermarkets, excellent transport links and a number of schools within the catchment area, this property could be an ideal first home for you or excellent investment opportunity.

The home comprises; entrance porch, two expansive reception rooms & modern fitted kitchen with internal hallway, to the first floor there are three bedrooms, two double, one single to the rear and a modernised three piece family bathroom suite.

Externally, there is a good sized yard to the rear and on street parking to the front of the home.

Council Tax band - A
EPC Grade - TBC

THREE BEDROOM MID TERRACE

EXTERNAL
On-street parking to the front of the home, medium sized yard to rear with gate providing alleyway access.

GROUND FLOOR

Porch
3'2" (0.96) x 3'2" (0.97) (approx)
Entrance to the property, ideal shoe and coat storage, leads to living room

Living Room
14' (4.27) x 14'7" (4.45) (approx)
Large reception room to the front of the home with bay-fronted window and double doors leading to dining room.

Dining Room
10'8" (3.26) x 12'1" (3.69) (approx)
Secondary reception space with access to internal hall and kitchen, window to rear.

Kitchen
8'4" (2.54) x 10'8" (3.24) (approx)
Fitted modern kitchen with a number of integrated appliances, storage under-stairs and access to rear yard.

FIRST FLOOR

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

Bedroom 1
14'2" (4.32) x 12'4" (3.75) (approx)
Main bedroom to the front of the home with characterful bay window, space for king size bed and wardrobes.

Bedroom 2
8'7" (2.61) x 12'2" (3.7) (approx)
Secondary double bedroom to the middle of the home with window to rear.

Bedroom 3
8'3" (2.51) x 6'5" (1.95) (approx)
Smaller single bedroom to rear, or ideal work from home space, dressing room or nursery.

Bathroom
5'5" (1.66) x 6'5" (1.96) (approx)
Three-piece family bathroom with shower cubicle, 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.

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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.



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