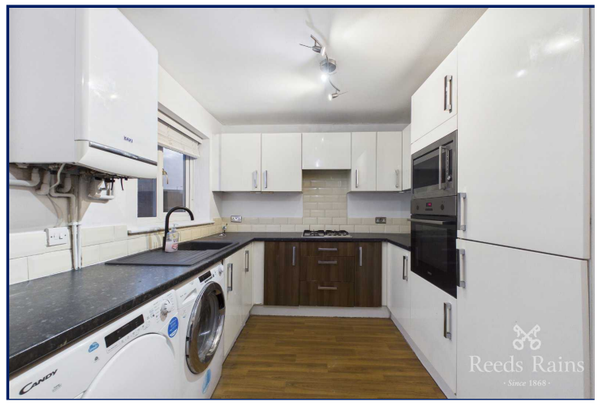
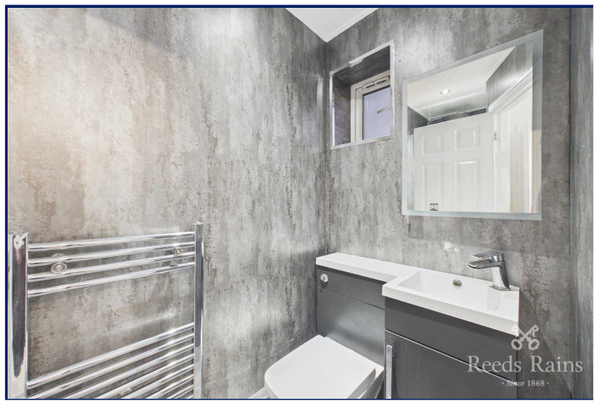
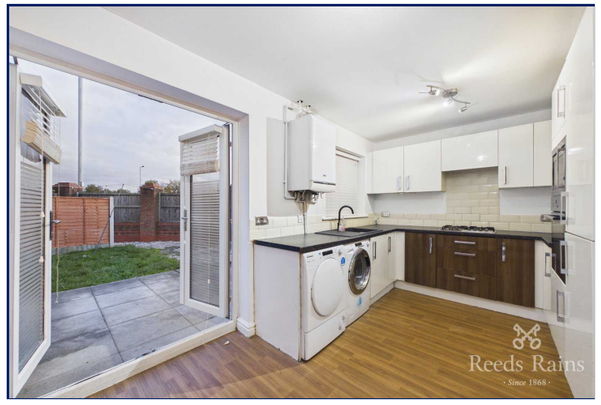


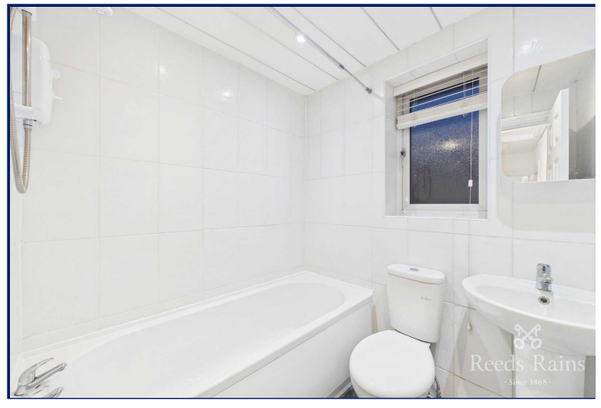














Etal Close, Liverpool, Merseyside,
L11

**Asking Price: £195,000**
**Freehold**

Reeds Rains

reedsrains.co.uk

# Etal Close, Liverpool, Merseyside, L11
**Asking Price: £195,000 Freehold**

Council Tax Band: C
EPC Rating: C

First Time Buyers Very Welcome - Three Bedroom Semi-Detached Home - Now Vacant

Step inside this wonderful three bedroom semi-detached home which provides excellent living space complete with modern finished kitchen and great sized rear garden.

This property is perfect for first time buyers or for those looking for a starter home for their young family. This home has a great deal to offer with off-street parking to the side of the home for multiple cars and a sun-trap, South-facing garden which has been landscaped.

The home briefly comprises; entrance hall, downstairs water closet, ideal for young children and convenience, an expansive living space for the family, a tastefully decorated kitchen/diner to the rear of the home with a storage cupboard under the stairs and French doors leading out to the garden.

To the first floor landing, a double bedroom to the rear of the home, the main double bedroom to the rear with modernised en-suite bathroom, the third bedroom to the front of the home, ideal children's room or work from home space and a modernised three piece family bathroom to the rear.

The home has Upvc double glazing and gas central heating throughout, the home also benefits from being close to local amenities and excellent transport links being ideally situated with great links into Liverpool City Centre and close to the region's main motorway network.

**THREE BEDROOM SEMI-DETACHED**

**EXTERNAL**
Off-street driveway for multiple cars to the front of the home with small lawn and landscaped rear garden with side access.

**GROUND FLOOR**

**Hall**
Entrance to the property, leads to living space and access to WC.

**Living Room**
16'10" (5.13) x 14'10" (4.53) (approx)
Expansive living space with stairs to first floor and access to kitchen.

**Kitchen/Diner**
14'10" (4.53) x 8'5" (2.57) (approx)
Modern fitted kitchen with integrated appliances and ample dining space, storage cupboard under-stairs and rear garden access via French doors.

**WC**
5'11" (1.80) x 2'9" (0.85) (approx)
Convenient downstairs water closet with toilet and wash basin, window to front of home.

**FIRST FLOOR**

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

**Bedroom 1**
11'10" (3.6) x 8'4" (2.55) (approx)
Main bedroom to the front of the home, space for king sized bed, wardrobes and private en-suite access.

**En-suite**
5'11" (1.8) x 3'10" (1.18) (approx)
Three piece en-suite bathroom with shower cubicle, toilet and wash basin.

**Bedroom 2**
10' (3.04) x 8'4" (2.55) (approx)
Secondary double bedroom to the rear of the home.

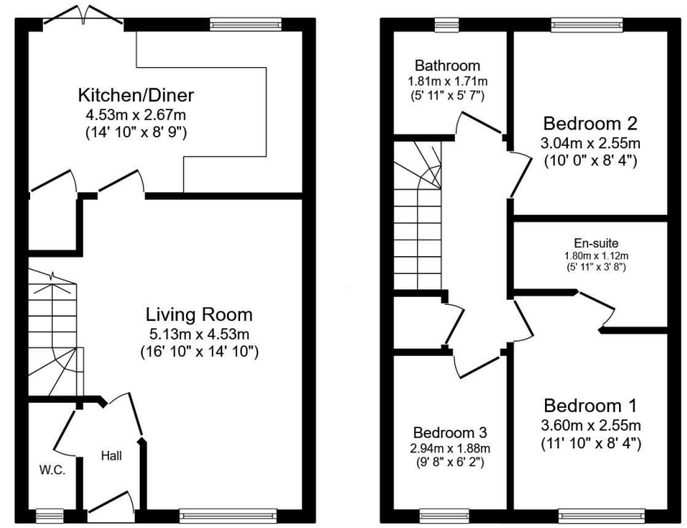
**Bedroom 3**
9'8" (2.94) x 6'2" (1.88) (approx)
Smaller bedroom to the front of the home, ideal work from home space or children's room.

**Bathroom**
5'11" (1.81) x 5'7" (1.71) (approx)
Three piece family bathroom to the rear of the home 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.**




For full EPC please contact the branch.




Total floor area: 71.6 sq.m. (770 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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