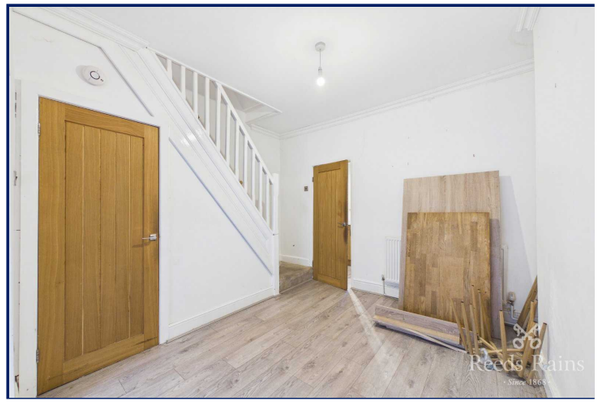
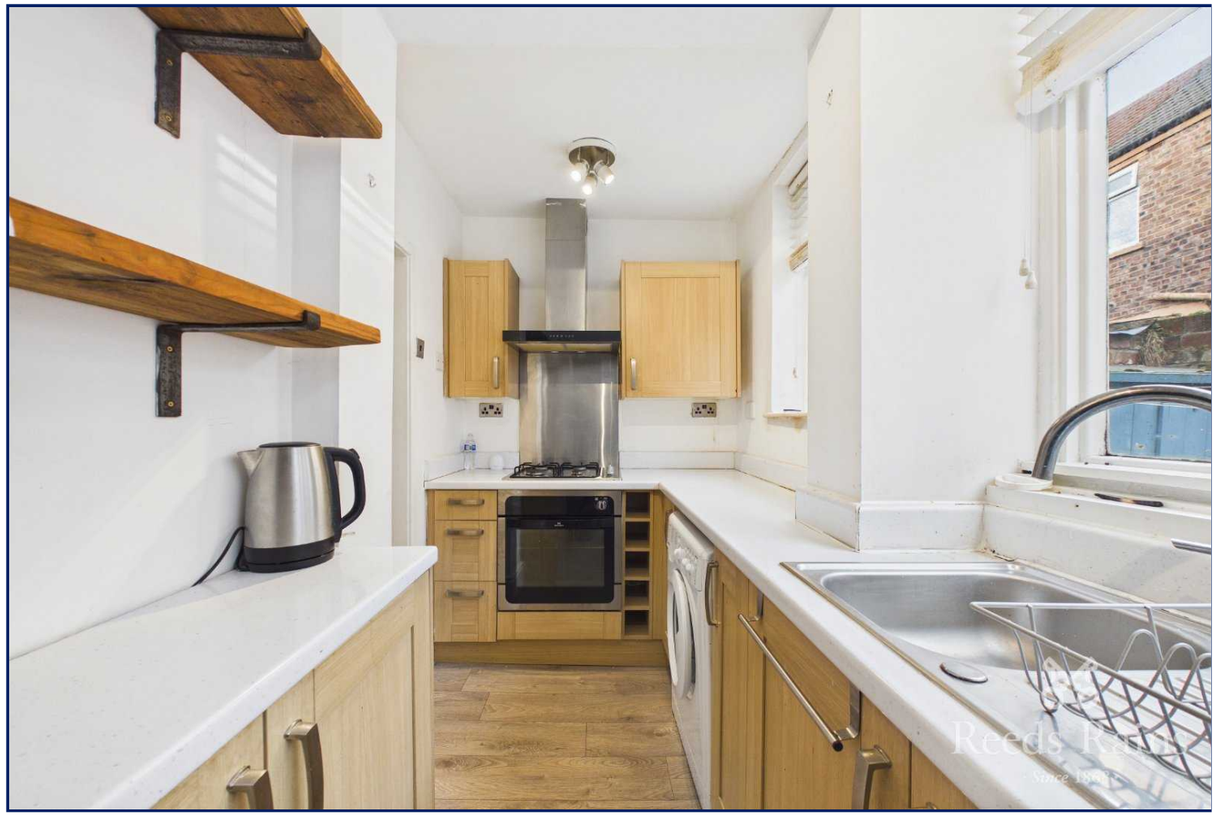
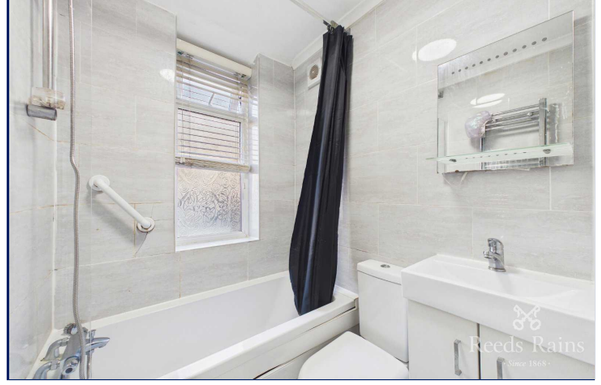
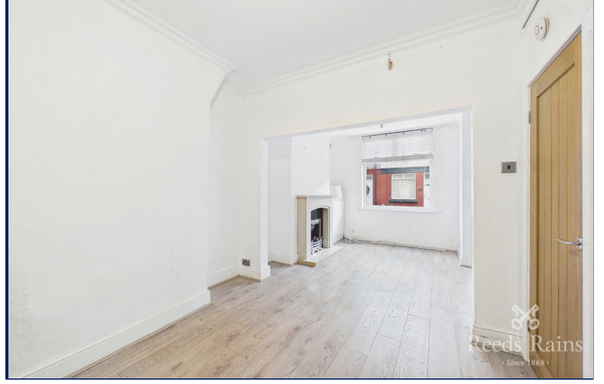


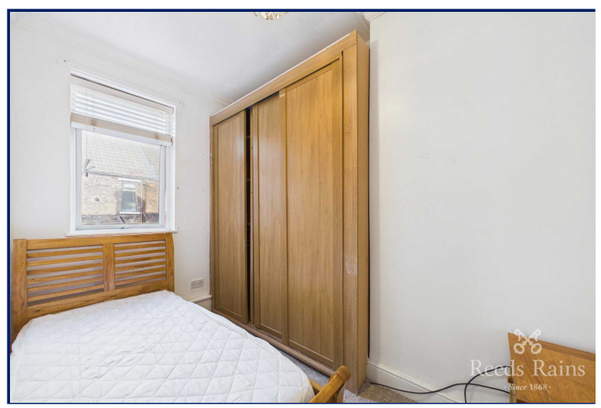














Sunningdale Road, Liverpool,
Merseyside, L15

Asking Price: £150,000
Freehold

Reeds Rains

reedsrains.co.uk

Sunningdale Road, Liverpool, Merseyside, L15

Asking Price: £150,000 Freehold

Council Tax Band: A
EPC Rating: D

Two Bedroom + Loft Room - No Onward Chain

We are delighted to bring to market this immaculately presented and modernised Two Bedroom Mid Terraced Home with additional Loft Room and outside space!

Situated in a sought after location, off Rathbone Road in Wavertree, the property is conveniently located for local amenities, transport links and proximity to the region's major motorways.

The home comprises; entrance porch, living room through to dining space and kitchen to the ground floor. To the first floor there are two double bedrooms and a spacious three piece bathroom, plus access to fully usable loft room with additional storage space in the eaves as well as housing the boiler.

Externally, there is an ample 'yarden' with shed, flagged for low maintenance and very well kept, plus on-street parking to the front of the home. The house is fully double glazed with Upvc and combi-boiler.

The home is current vacant and is offered with no onward chain, with owner occupiers and investors both welcome to view!

TWO BEDROOM MID TERRACE

EXTERNAL
On-street parking to the front of the home, sizeable rear 'yarden' with storage shed and alley access.

GROUND FLOOR

Porch
2'10" (0.87) x 2'11" (0.89) (approx)
Entrance to the property, ideal for shoe and coat storage, leads to living room.

Living Room
12'3" (3.73) x 9'11" (3.01) (approx)
Main reception room to the front of the home, open-arch leading dining space.

Dining Room
8'6" (2.6) x 10'4" (3.14) (approx)
Ample dining space with window to rear, storage under-stairs and access to kitchen with stairs to first floor.

Kitchen
12'1" (3.68) x 5'5" (1.65) (approx)
Modern-fitted kitchen with breakfast bar and access to rear garden.

FIRST FLOOR

Landing
First floor landing, which provides access to both bedrooms, bathroom and stairs to top floor.

Bedroom 1
12'4" (3.75) x 9'9" (2.98) (approx)
Main bedroom to the front of the home with characterful bay window and space for king size bed and wardrobe.

Bedroom 2
6'9" (2.06) x 10'6" (3.21) (approx)
Smaller double bedroom to the middle of the home with large wardrobe.

Bathroom
4'9" (1.45) x 5'3" (1.61) (approx)
Modern-tiled, three-piece bathroom suite with bath and shower facilities, toilet and wash basin.

SECOND FLOOR

Loft Room
7'10" (2.4) x 9'2" (2.79) (approx)
Mixed-use room with characterful skylight, also houses boiler and great storage in eaves.

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