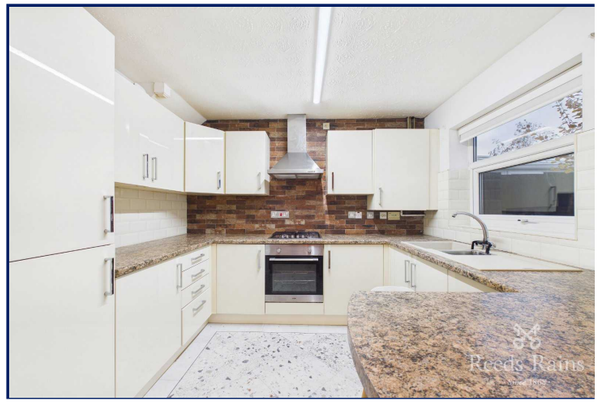
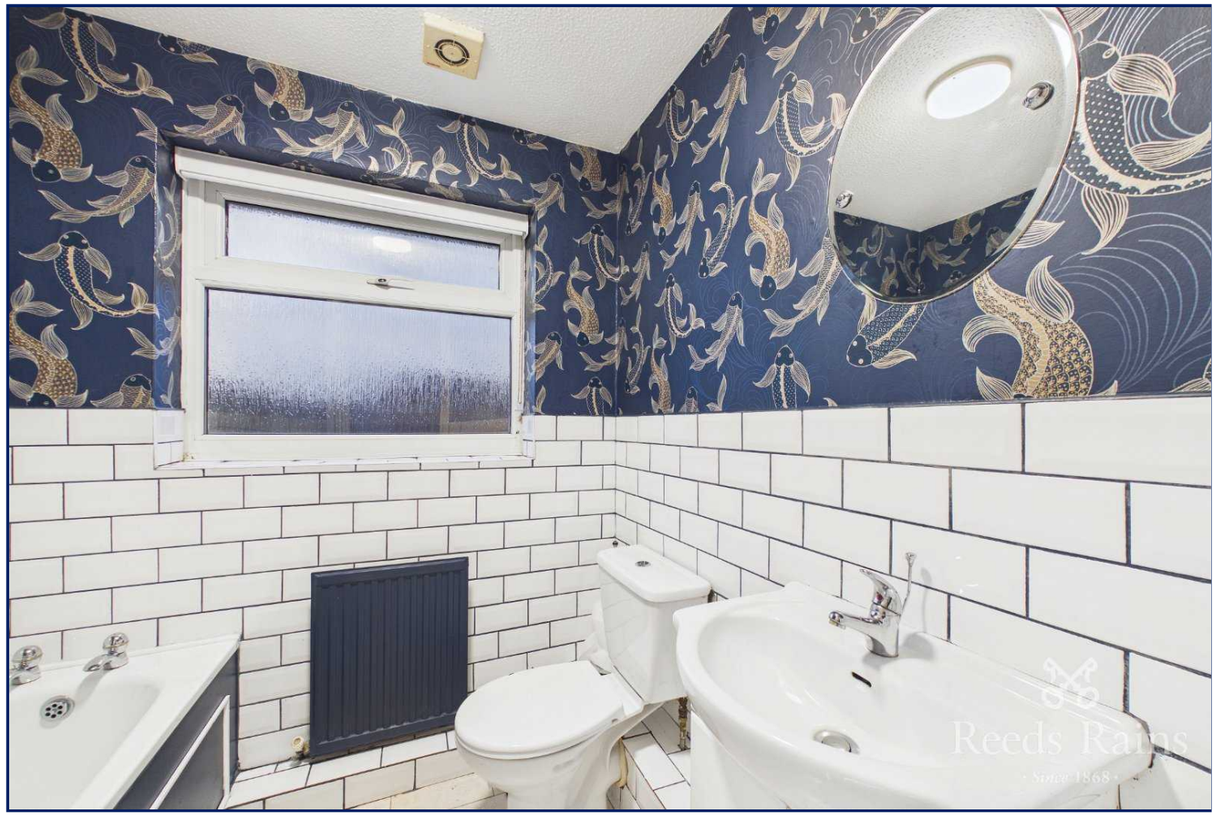
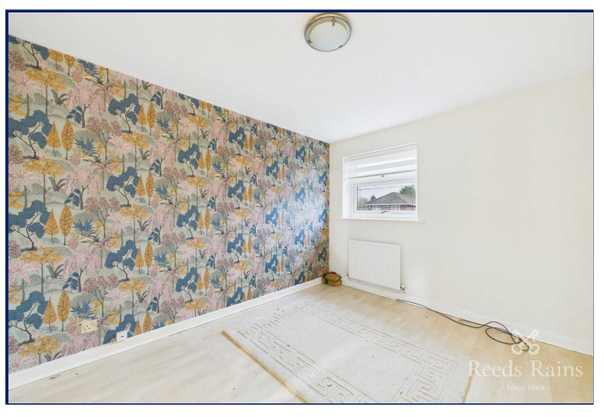


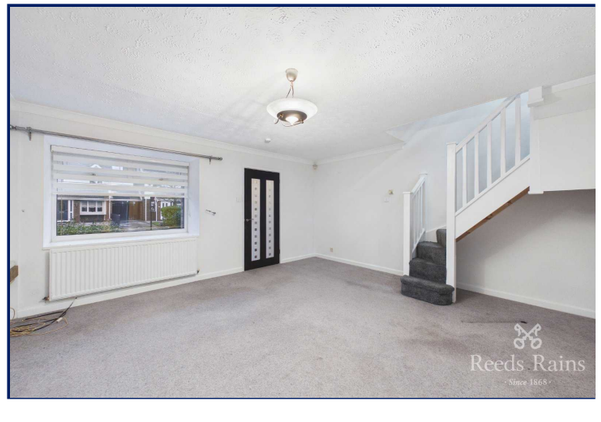














The Oaks, Liverpool, Merseyside,
L12

Asking Price: £210,000
Freehold

Reeds Rains

reedsrains.co.uk

The Oaks, Liverpool, Merseyside, L12

Asking Price: £210,000 Freehold

Council Tax Band: C
EPC Rating: D

No Onward Chain - Link-Detached Three Bedroom

Welcomed to the market, is this ideally situated, family home with a whole host of additions and with the major benefit of having no onward chain!

The property has been altered with a conservatory to the rear, plus a landscaped rear garden with a pleasant lawn to the front of the home, the staircase has been minimised to maximise the downstairs living space, which is plentiful.

The home briefly comprises; entrance porch, expansive living room, open-plan to dining area, through to modernised and fitted kitchen and a recently-rooved conservatory to increase usability through Winter months.

To the first floor, main bedroom with three-piece, private en-suite, secondary double bedroom to the rear, third bedroom, currently utilising as dressing room and a three-piece family bathroom suite.

The property is in one of Croxteth Park's, many, quiet cul-de-sac residencies and amenities can be found close by, with excellent transport links, in and out of the city centre of Liverpool, along with providing extensive open green spaces ideal for walking and recreation.

The property is vacant and ready to move into and would make an ideal first time purchase or perhaps you are looking to downsize, whilst keeping a wealthy amount of living space?

Please contact us immediately to arrange your viewing as we expect some keen interest!

Council Tax band - C
EPC Grade - D

THREE BEDROOM LINK-DETACHED

EXTERNAL
Off-street parking for multiple cars to the side of the home, landscaped front and rear gardens.

GROUND FLOOR

Porch
4'6" (1.37) x 2'8" (0.81) (approx)
Entrance to the property, ideal for shoe and coat storage, provides access to living room.

Living Room
15'7" (4.75) x 14'6" (4.42) (approx)
Expansive reception room to the front of the home, leads to dining room and altered-staircase which provides access to first floor.

Dining Room
7'5" (2.26) x 9'11" (3.02) (approx)
Separate dining area with open-plan to kitchen with breakfast bar and French doors to conservatory.

Kitchen
7'10" x 9'10" (approx) (2.4m x 3m (approx))
Modern-fitted and tiled kitchen with a number of integrated appliances, window to rear of home.

Conservatory
7'2" (2.18) x 12'6" (3.8) (approx)
Additional reception space, recently improved with addition of tiled and insulated roof.

FIRST FLOOR

Landing
First floor landing, provides access to all bedrooms, bathroom, with desk space at top of stairs.

Bedroom 1
9'6" (2.9) x 12'11" (3.94) (approx)
Main bedroom with ample space for king size bed and wardrobes, access to private en-suite.

En-suite
9'5" (2.87) x 4'1" (1.24) (approx)
Three-piece bathroom suite with shower cubicle, toilet and wash basin.

Bedroom 2
8'9" (2.67) x 8'10" (2.7) (approx)
Secondary double bedroom to the rear of the home, space for small double bed and wardrobe.

Bedroom 3
6' (1.83) x 7'7" (2.3) (approx)
Smaller bedroom to the front of the home with fitted wardrobes, could also be used as nursery or office.



For full EPC please contact the branch.

Bathroom
6'8" (2.03) x 5'10" (1.78) (approx)
Modern-tiled, three-piece family bathroom with bathtub, 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.



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