



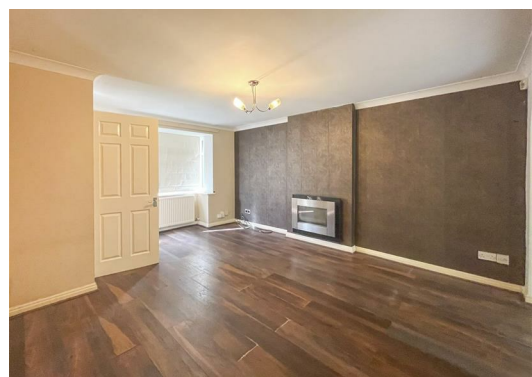
7 Colby Close, Liverpool, L16 3GL

Offers in excess of £305,000

Welcome to this detached house located in the sought-after area of Colby Close, Liverpool. This property boasts two reception rooms, four bedrooms and two bathrooms.

Brilliantly situated in the fledgling and upmarket suburb of Childwall, the property is within walking distance to a variety of local amenities, such as parks, cafes and shops. The house also has access to a variety of excellent schools, such as St Paschal Balyon Primary School. The house also has excellent transport links, being just a ten minute walk to Broad Green mainline railway station and a fifteen minute drive into Liverpool city centre, providing easy access to a wide range of designer shops, restaurants and bars, as well as tourist attractions such as the Albert Dock and Liverpool's numerous museums.

Don't miss the opportunity to make this house your home. Call us today to book a viewing.

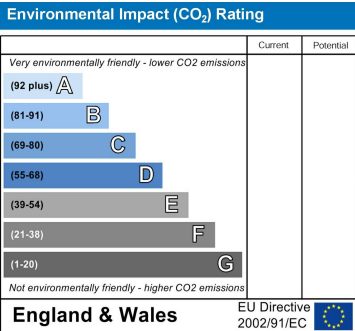
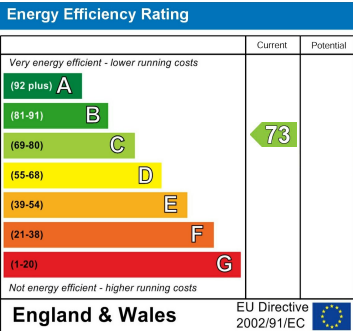


Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group



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