



Barford Road, Huyton, Merseyside



Asking Price £150,000

A delightful three bedroom mid terraced property situated close to shops, schools and transport links. The accommodation briefly comprises of entrance hall, lounge, dining room, fitted kitchen and conservatory. On the first floor are three good sized bedrooms with an en suite shower to the main bedroom and a family bathroom with a three piece suite. There is a rear garden with decking and paving and a garden shed. Driveway at the front for off road parking. An early viewing is advised. EPC GRADE: C Entrance Hall UPVC part glazed front door. Laminate wood effect flooring. Stairs to the first floor accommodation. Lounge 15'10 x 13'1 UPVC double glazed bay window to the front aspect. Ceramic tiled flooring. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Central heating radiator with decorative cover. Dining Kitchen (L shaped) 16'4 max x 15'9 max Part laminate/part tiled flooring. Central heating radiator. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Plumbed for an automatic washing machine and dishwasher. Extractor hood. Conservatory 9'5 x 9'3 UPVC double glazed units and door to the garden. Laminate wood effect flooring. Wall mounted electric fire. Fitted for wall light. Landing Doors to all rooms. Loft access point. Bedroom One 13'4 x 9'5 UPVC double glazed window to the front aspect. Laminate wood effect flooring. Fitted wardrobes and overbed units. Central heating radiator. En Suite shower room UPVC double glazed window to the front aspect. Laminate wood effect flooring. Fitted with a step in shower enclosure. Bedroom Two 11'10 x 8'11 UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Central heating radiator. Bedroom Three 8'11 x 7'2 UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Central heating radiator. Bathroom UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath, a pedestal wash hand basin and a low level wc. Tiled walls. External At the rear of the property is a paved garden with a decked seating area and garden shed. At the front is a driveway for off road parking









Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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