

FREEHOLD



House

**37 STANLEY ROAD,
HUYTON,
MERSEYSIDE, L36
9XN**

Asking Price

£290,000

FEATURES

- A lovely three bedroom traditional semi detached
- Entrance hall, lounge, sitting room with feature fireplace
- Family bathroom with a three piece suite
- Driveway for several vehicles
- An early viewing is advised
- Situated in a sought after location close to amenities
- L shaped dining kitchen with built in appliances
- Well tended gardens to the front and rear
- Single detached garage



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3 Bedroom House located in Huyton

A lovely 1930's traditional semi detached property situated in a sought after location. The spacious accommodation comprises of two reception rooms and an L shaped dining kitchen with built in appliances. On the first floor are three bedrooms and a family bathroom. The gardens are well tended with lawns, shrub and floral displays. There is a driveway for several vehicles leading to a single garage. Close to Huyton Village, local shops, excellent schools and transport links. We recommend an early viewing of this lovely family home. EPC GRADE: E

Call us on

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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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