

FREEHOLD



House - Detached

**12 ST. LUKES WAY,  
HUYTON,  
MERSEYSIDE, L36  
8JW**

Asking Price

**£285,000**

### FEATURES

- A spacious three bedroom detached property
- Entrance hall, sitting/playroom
- Fitted kitchen with built in appliances
- Further family shower room with three piece suite
- Situated in a cul de sac location
- Two lounges, dining room, ground floor bathroom with spa bath
- En suite to the main bedroom
- Gardens to the front and rear



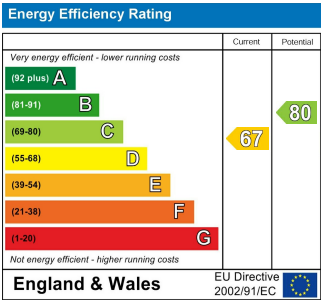
**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Detached located in

A spacious three bedroom extended detached property situated in a cul de sac location. Close to schools and transport links. The accommodation briefly comprises of entrance hall, playroom, lounge, sitting room with feature fireplace, ground floor bathroom with spa bath, conservatory and kitchen with built in appliances. On the first floor are three good sized bedrooms with an en suite shower room to the main bedroom and a further shower room with a three piece suite. The property has a rear garden with patio areas and lawned garden and the front has a driveway for several vehicles. An early viewing of this substantial home is essential. EPC GRADE: D

Call us on  
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Council Tax Band  
**C**



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.

