

FREEHOLD



House - Semi-Detached

# 1 LONGVIEW DRIVE, HUYTON, LIVERPOOL, MERSEYSIDE, L36 6DY

Asking Price

## £285,000

### FEATURES

- Three bedroom traditional semi detached property
- Entrance porch, entrance hall
- Conservatory with french doors to the garden
- Family bathroom with a four piece suite
- Situated close to shops, schools and King George playing fields
- Dining Room and Lounge with feature inset fireplace
- Beautiful fitted kitchen with built in appliances
- Gardens to the front and rear



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached located in Liverpool

## Entrance Porch

UPVC french doors. Laminate wood effect flooring. Inset ceiling spotlights.

## Entrance Hall

Laminate wood effect flooring. Stairs to the first floor accommodation. Understairs storage cupboard. Central heating radiator.

## Dining Room

12'10 x 10'7  
UPVC double glazed bay window to the front aspect. Laminate wood effect flooring. Understairs storage cupboard.

## Lounge

12'6 x 10'1  
UPVC double glazed french doors leading to the conservatory. Laminate wood effect flooring. Central heating radiator. Inset stainless steel housing a living flame gas fire. Coved ceiling

## Conservatory

9'10 x 9'10  
UPVC double glazed units and french doors leading to the rear garden. Laminate wood effect flooring.

## Kitchen

16'11 x 7'2  
UPVC double glazed windows to the side aspect and UPVC glazed door to the rear garden. Porcelain tiled flooring. 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. Integral appliances include a five ring gas hob with extractor hood, gas double oven, microwave and dishwasher. Plumbed for an American style fridge freezer. Tiled splashbacks. Breakfast bar.

## Landing

Two UPVC double glazed window to the front aspect. Doors to all rooms. Stairs to the loft

## Bedroom One

10'1 x 10'0  
UPVC double glazed bay window to the front aspect. Laminate wood effect flooring. Central heating radiator. Inset ceiling spotlights

## Bedroom Two

10'8 x 10'2  
UPVC double glazed window to the rear aspect. Fitted mirror fronted wardrobes. Central heating radiator. Inset ceiling spotlights

## Bedroom Three

10'0 x 6'11  
UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Central heating radiator. Inset ceiling spotlights

## Bathroom

Two UPVC double glazed window to the side aspect. Porcelain tiled flooring. Fitted with a four piece suite comprising of a panelled bath with mixer tap and shower attachment, a corner step in shower enclosure, a white vanity unit housing a wash hand basin and a low level wc. Heated towel rail. Tiled walls.

## Loft

Two velux windows. Laminate wood effect flooring and storage into the eaves

## External

At the rear of the property is paved patio area, lawned areas, shrub displays, mature trees and feature pond.  
At the front is a driveway for several vehicles leading to a detached garage. A large lawned garden with shrub displays





BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA





BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



Call us on

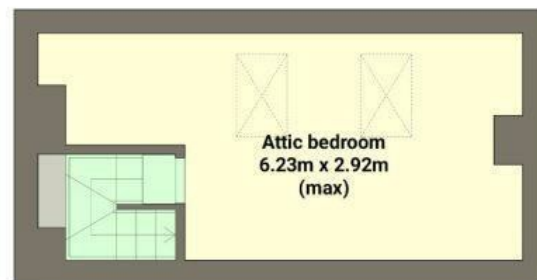
**0151 329 3313**

[prescot@brooksestateandlettings.co.uk](mailto:prescot@brooksestateandlettings.co.uk)

[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

Council Tax Band

**C**



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
| Very energy efficient - lower running costs | Current   | Potential                  |
| (92 plus) <b>A</b>                          |           | <b>85</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>66</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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.



**BROOKS**  
ESTATE AND LETTING AGENTS LTD