



## 12 Holliers Close, Liverpool, L31 6DX

### Asking Price £175,000

A Delightful Three-Bedroom Terraced Home Overlooking a Green with mature trees and shrubs.

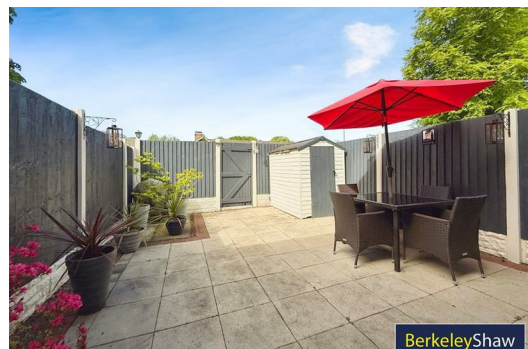
Situated in a quiet location and enjoying uninterrupted views across a well-kept green where children can safely play, this beautifully presented three-bedroom terraced property is perfect for families and first-time buyers alike.

The heart of the home is the bright and airy open-plan kitchen and dining room, which is bathed in natural light thanks to large patio doors that open directly onto the south-facing rear garden — a low-maintenance outdoor space ideal for relaxing or entertaining throughout the year. The separate front lounge offers a flexibility to be a larger joined space via French style doors.

Upstairs, you'll find two generous double bedrooms, both benefitting from built-in or fitted wardrobes, offering ample storage. The third bedroom is a well-sized single, perfect as a nursery, study, or child's room. The neutral bathroom features a full-sized bath with an overhead shower — practical, clean, and ready to enjoy.

The attic room has been fully insulated, boarded and carpeted. It benefits from a Velux window and pull down ladder, an ideal home office or hobby room.

Well located for local amenities in Maghull and with excellent schools. A warm, welcoming feel throughout, this home is ready for its next chapter. Early viewing is highly recommended.





Hall

Lounge

12'0" x 14'5" (3.68 x 4.41)

Kitchen

10'8" x 6'1" (3.26 x 1.86)

Dining Room

11'1" x 9'1" (3.38 x 2.77)

Bathroom

5'9" x 5'10" (1.77 x 1.78)

Bedroom 1

11'11" x 9'0" (3.64 x 2.75)

Bedroom 2

11'8" x 8'9" (3.58 x 2.67)

Bedroom 3

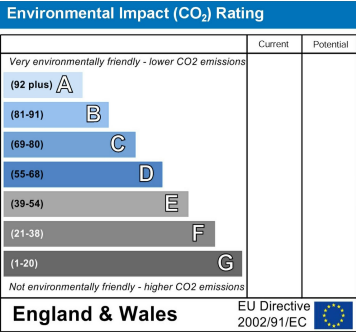
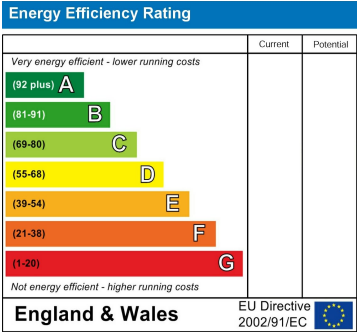
8'11" x 5'10" (2.72 x 1.79)

Attic Room

13'1" x 9'2" (4.00 x 2.81)



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors and any other items are approximate and do not necessarily reflect the actual dimensions or site conditions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various, names and addresses shown have not been tested and no guarantee, as to their availability or efficiency can be given.  
Made and adopted 10/03/2023



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