



**10, Birch Grove, Huyton, L36 9XH**

Asking Price £270,000

*David  
Davies* Collection





## 10, Birch Grove, Huyton, L36 9XH

- EPC: D
- Council Tax Band: C - Knowsley
- Freehold
- No Onward Chain
- Three Bedroom Semi Detached
- Excellent Potential
- Large Rear Garden
- Scope To Extend
- Two Reception Rooms
- Driveway Parking

Tucked away at the end of a peaceful and rarely available cul-de-sac, Birch Grove presents a wonderful opportunity for buyers seeking a home with excellent potential.

This three-bedroom semi-detached property occupies a substantial plot and offers scope for modernisation and extension, allowing the next owner to truly create their dream home.

The property is offered with 'No Onward Chain', making for a straightforward purchase.

Stepping inside, you'll find an entrance porch leading into a welcoming hallway.

The front dining room features a charming bay window, while the rear living room enjoys views over the garden. The extended kitchen offers generous space and fantastic potential to open up into a modern open-plan kitchen, dining, and living area—perfect for contemporary family living.

With the large garden to the rear, there's also excellent scope to extend further (subject to planning permission).

To the first floor, off the landing, there are three well-proportioned bedrooms and a shower room.

Externally, the home benefits from a lovely front garden, driveway parking, and to the rear, a flagged patio area ideal for outdoor seating, leading to a spacious lawned garden—a real highlight of the property and a perfect space for families or keen gardeners.

Rarely does a property in this location, with such potential and plot size, come to market.

Early viewing is highly recommended to appreciate what this home has to offer.

EPC: TBC









# Floorplan To Follow



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Davies*

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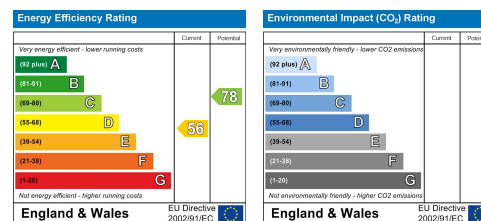
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