



# 13 Alder Grove

, Liverpool, L22 2AL

£1,000

Nestled in the charming Alder Grove of Liverpool, this delightful 3-bedroom end terrace house from 1930 is a true gem waiting to be discovered. Boasting 2 reception rooms and a generous 1,098 sq ft of space, this property offers a comfortable and inviting living environment. Situated close to local amenities, transport links, and within the catchment area of several popular schools, this property is perfect for families looking for a well-connected home.

As you step inside, you are greeted by an inviting entrance hall leading to a cosy lounge, perfect for relaxing evenings with loved ones. The kitchen/dining room is a focal point of the house, complete with an integrated gas cooker and hob, extractor hood, and convenient plumbing for a washing machine. There's ample space for a fridge freezer, making meal times a breeze.

Venturing upstairs, you'll find three well-appointed bedrooms, offering plenty of space for a growing family or those in need of a home office. The family shower room provides a relaxing retreat after a long day.

Outside, a charming rear courtyard style garden awaits, ideal for enjoying a morning coffee or hosting summer barbecues. With parking for one vehicle, convenience is at your doorstep.

Minimum 12 months term

Unfurnished, Available from 24th May

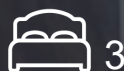
£1000 pcm excluding bills, Deposit £1153, Holding Deposit = 1 weeks rent

Council Tax Band C

- Three Bedroom End Terrace
- Off Road Parking
- Available Immediately
- EPC Rating D
- Gas Fired Central Heating
- Council Tax Band C
- Two Reception Rooms
- Unfurnished
- Viewing Required

## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



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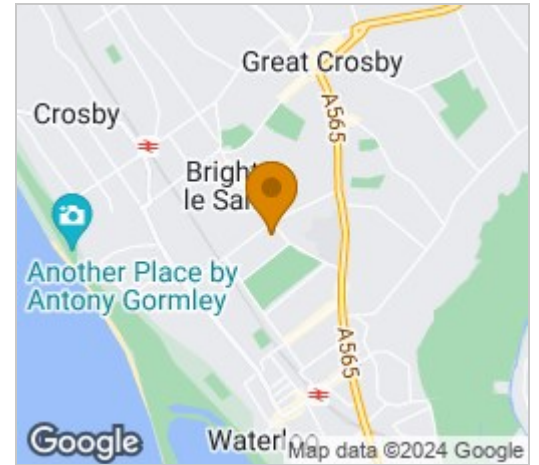


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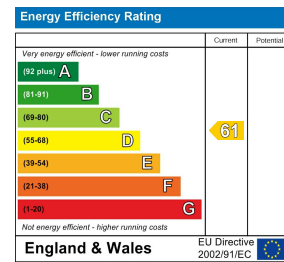
## Floor Plan



## Area Map



## Energy Efficiency Graph



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