



76 SOUTHGATE ROAD

LIVERPOOL, L13 5YA

£112,500
FREEHOLD

Welcome to this charming terraced house located on Southgate Road in the delightful area of Old Swan. This modern property, built in 1950, boasts a cosy yet spacious feel with its 1 reception room, 2 bedrooms, and 2 bathrooms spread across 506 sq ft.

Upon entering, you are greeted by a warm and inviting reception room, perfect for relaxing or entertaining guests. The two well-appointed bedrooms offer comfort and tranquillity, providing a peaceful retreat at the end of a long day. With two bathrooms, there will be no more queuing for the shower in the morning rush.

The property's modern design ensures a stylish and functional living space, ideal for those looking for a hassle-free lifestyle. Whether you are a first-time buyer, a small family, or someone looking to downsize, this house offers the perfect blend of comfort and convenience.



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- TWO BED END TERRACE PROPERTY • GREAT LOCATION, • CLOSE TO LOCAL AMENITIES/SCHOOLS/TRANSPORT LINKS • FULLY UPVC DG & CENTRAL HEATING. • OPEN PLAN LIVING, LOUNGE-KITCHEN AREA. • RENOVATED KITCHEN & BATHROOM • UTILITY/OFFICE ROOM • TWO BEDROOMS • NO CHAIN !!! VACANT POSSESSION. • IDEAL FTB OR B2L. AS OF CONDITION & LOCATION



Full Description

Mistoria Estates are pleased to offer this well presented two bedroom end terrace property in a good location. Close to local amenities, schools & transport links. This property is UPVC double glazed and fully Gas Central Heated. It has undergone a some refurbishment. The open plan living effect comes across well as you enter the property, to a nice bright large living area. The property also has a utility

room/office. Upstairs there is two bedroom and the modern bathroom.

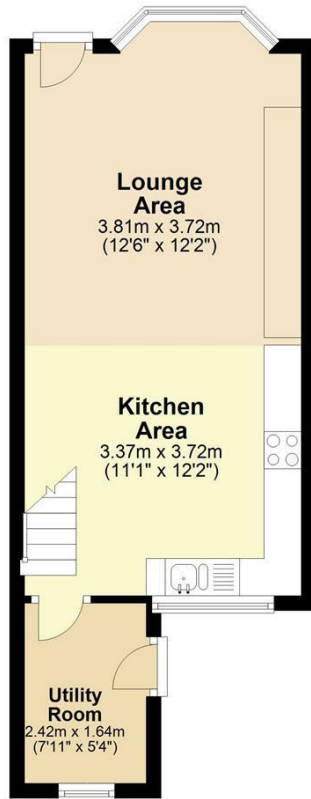
Viewing of this property is a must. Don't delay Call Mistoria Estates today!!

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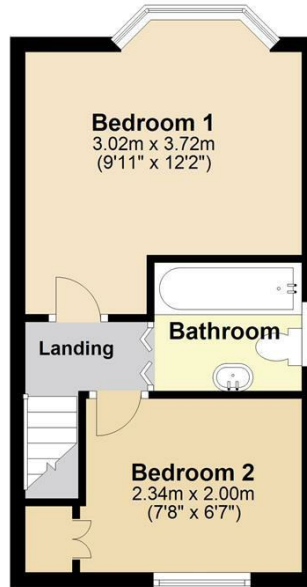
Ground Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



First Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



Total area: approx. 58.8 sq. metres (632.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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/tenants are advised to recheck the measurements

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