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Portico Lane, Liverpool

£340,000

**BELVOIR!**





## Key Features

- > DETACHED BUNGALOW
- > GATED DRIVEWAY
- > ECCLESTON PARK
  - > OUTBUILDING
  - > CORNER PLOT
- > UNIQUE PROPERTY
  - > Tenure: Freehold
  - > EPC rating D









Situated on the prestigious and tree-lined Portico Lane in the heart of Eccleston Park, this beautifully presented two-bedroom detached bungalow offers a rare opportunity to acquire a spacious and versatile home in one of the area's most desirable locations. With a high standard of finish throughout, this charming property also benefits from a gated driveway, a detached outbuilding, and a useful loft room, all set within a private and well-maintained plot.

Upon entering the property, you are welcomed into a bright and inviting hallway that sets the tone for the rest of the home. To the front of the property, a spacious lounge features a large window that floods the room with natural light, creating a warm and welcoming atmosphere—ideal for relaxing or entertaining.

The kitchen is thoughtfully designed with quality cabinetry and integrated appliances, providing a stylish and practical cooking space that makes the most of every inch. Neutral tones and tasteful finishes run throughout the home, enhancing its clean, contemporary feel.

Both bedrooms are generous doubles, each offering comfortable proportions, soft decor, and ample space for furnishings. The main bathroom is modern and well-appointed, with elegant fittings and a sleek, timeless design.

A standout feature of the property is the additional loft room, which offers superb versatility to suit a wide range of needs. Whether you're looking for a dedicated home office, a quiet study area, an art or craft studio, a music room, a reading retreat, a playroom, or even a cosy snug for relaxation, this flexible space can easily be adapted to meet your lifestyle.

Externally, the property continues to impress. A gated driveway provides off-road parking and leads to a detached outbuilding, which presents fantastic potential for use as a home gym, workshop, or additional storage. The surrounding gardens are private, low-maintenance, and ideal for enjoying outdoor living in the warmer months.

Perfectly positioned in one of Eccleston Park's most desirable locations, the property also benefits from excellent local amenities. The area offers a well-connected train station with direct links to Liverpool, respected primary and secondary schools, and a variety of shops, supermarkets, and healthcare facilities.











## HALLWAY

15'1" x 4'11" (4.6m x 1.5m)

Door to front aspect. Tile to floors. Radiator to wall.

## LIVING ROOM

15'2" x 13'11" (4.6m x 4.2m)

Window to front aspect. Carpet to floors. Fire place to wall. Radiator to wall

## KITCHEN

8'0" x 17'4" (2.4m x 5.3m)

Door to front and Rear aspect. wooden kitchen cupboard upper and lower.

## BATHROOM

7'10" x 6'5" (2.4m x 2m)

Door to front aspect. Tile to floor. Shower to cubical. Bath to wall. Toilet to wall.

## MAIN BEDROOM

13'11" x 12'9" (4.2m x 3.9m)

Door to rear aspect. Carpet to floors. Window to front aspect. Radiator to wall.

## BEDROOM TWO

11'5" x 8'11" (3.5m x 2.7m)

Door to rear aspect. Window to front aspect. Carpet to floors. Radiator to wall.

## LOFT ROOM

11'7" x 33'8" (3.5m x 10.3m)

Carpet to floor. Radiator to wall .Window to side aspect.

## OUTBUILDING

8'6" x 18'5" (2.6m x 5.6m)

Door to side aspect. Radiator to wall. Laminate to floor. Windows to front & side aspect.

## DISCLAIMER

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those mentioned are to be agreed with the seller.





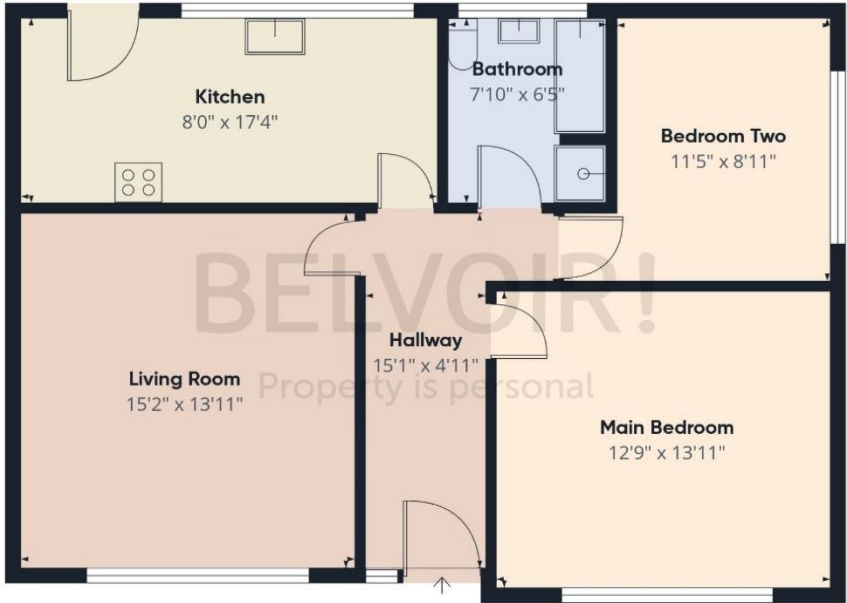


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Property is personal







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1327 ft<sup>2</sup>  
Reduced headroom  
31 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Contact us today to arrange a viewing...

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