



BerkeleyShaw

## 56 Lingtree Road, Liverpool, L32 0RW

Asking Price £120,000

### NO CHAIN - FREEHOLD

This three-bedroom mid-terrace property presents an excellent opportunity for buyers looking to put their own stamp on a home. Requiring a programme of modernisation, the house offers generous internal & external space and great potential throughout.

The ground floor comprises two well-proportioned reception rooms, providing flexible living and dining areas, along with a breakfast kitchen with door to the rear garden. Upstairs, there are three bedrooms and a mobility friendly shower room with separate WC.

Externally, the property benefits from a notably large rear garden, ideal for outdoor entertaining or future landscaping.

Offered for sale with no onward chain and as a freehold, this home is well suited to first-time buyers seeking a project or investors looking for a rewarding refurbishment opportunity.

Early viewing is recommended to fully appreciate the space and potential on offer.



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# Hall

## Lounge

12'0" x 11'2" (3.68 x 3.41)

## Dining Room

11'2" x 7'11" (3.41 x 2.42)

## Breakfast Kitchen

17'2" x 11'2" (5.25 x 3.41)

## Bedroom 1

13'1" x 11'2" (4.01 x 3.41)

## Bedroom 2

13'1" x 8'2" (4.01 x 2.51)

## Bedroom 3

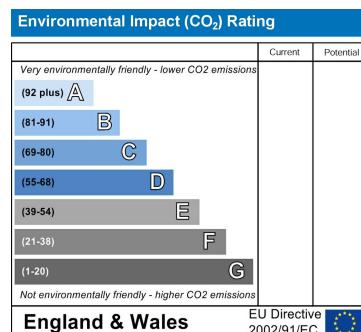
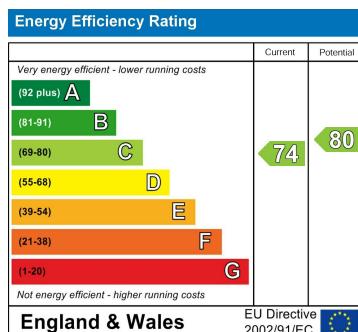
8'9" x 7'5" (2.67 x 2.28)

## Shower Room

6'10" x 5'8" (2.09 x 1.73)

## WC

5'6" x 3'5" (1.68 x 1.06)



GROUND FLOOR

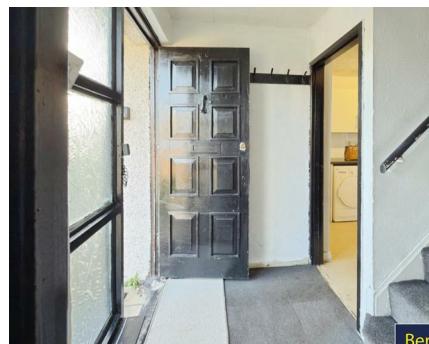
1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and is not to scale. It is the property of the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or functionality. Made with Metropin 2020.



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