



**Topsham Close, Liverpool L25 3NX**



**welcome to**

**Topsham Close, Liverpool**

Offered with no onward chain This two bedroom modern garden terrace enjoys a pleasant cul de sac position close to most amenities In our opinion this is an excellent small family or first time buyers home Offered at a realistic price and demands internal inspection



**Entrance Hall**

Double glazed door to the front, double glazed window to the side.

**Lounge**

15' 7" x 11' 10" ( 4.75m x 3.61m )

Double glazed window to the front, radiator, staircase to first floor.

**Kitchen / Dining Room**

9' 2" x 11' 9" ( 2.79m x 3.58m )

Double glazed patio doors, fitted kitchen with wall and base units, double glazed window to the rear, stainless steel sink and drainer with bowl incorporating work surfaces, tiling, electric oven , gas hob, plumbing for washing machine, central heating boiler, radiator, breakfast bar.

**Landing**

Stairs form lounge, loft access.

**Bedroom One**

9' 2" x 11' 10" ( 2.79m x 3.61m )

Double glazed window to the front, radiator.

**Bedroom Two**

7' 3" x 11' 10" ( 2.21m x 3.61m )

Double glazed window to the rear, radiator.

**Bathroom**

Bath, radiator, shower, wash hand basin, WC, part tiling, linen cupboard..

**Rear Garden**

Flagged with well established flower beds.

**Parking**

Dropped kerb at front for parking.



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welcome to

## Topsham Close, Liverpool

- No onward chain
- Tastefully presented mid modern terraced house
- Two good size bedrooms
- Fitted dining kitchen
- Enclosed rear garden

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ALT122059 - 0004

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