



Longdown Road, Liverpool, L10 4UT

£170,000

***GUIDE PRICE - £170,000 - £180,000* ATTENTION ALL FIRST TIME BUYERS & INVESTORS!!! We are delighted to be able to present to you this well presented and maintained 3 bedroom semi-detached house, situated on the outskirts of Liverpool.**



2 Longdown Road, Liverpool, L10 4UT

Property Perspective are delighted to be able to present to you this well presented and maintained 3 bedroom semi-detached house, situated on the outskirts of Liverpool. Benefiting from modern decor throughout, loft conversion and corner plot position.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and hallway. To the first floor 2 bedrooms, bathroom and access to the loft conversion.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

Leasehold - 968 years remaining
Ground rent - £75pa
Council tax band - B

GROUND FLOOR

Lounge 9'7" x 12'2" (2.94m x 3.71m)

High quality wood effect laminate flooring with gas fireplace and blind

Dining area 10'2" x 6'2" (3.10m x 1.88m)

High quality wood effect laminate flooring with patio doors leading to the rear garden with open aspect to kitchen area

Kitchen area 6'5" x 9'6" (1.96m x 2.92m)

Tile flooring with blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

FIRST FLOOR

Bedroom 7'8" x 10'9" (2.34m x 3.29m)

High quality wood effect laminate flooring with window to the rear elevation, curtains and blind

Bedroom 13'1" x 7'8" (max) (4.00m x 2.35m (max))

High quality wood effect laminate flooring with window to the front elevation and blind

Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail, blind and floor to ceiling tiled decor

SECOND FLOOR

Loft room/Bedroom 9'2" x 12'10" (2.80m x 3.92m)

High quality wood effect flooring with Velux-style windows and blind

EXTERNAL

Enviably corner plot position with gardens to the front and rear of the property. Ample off-road parking for 3 large vehicles/





