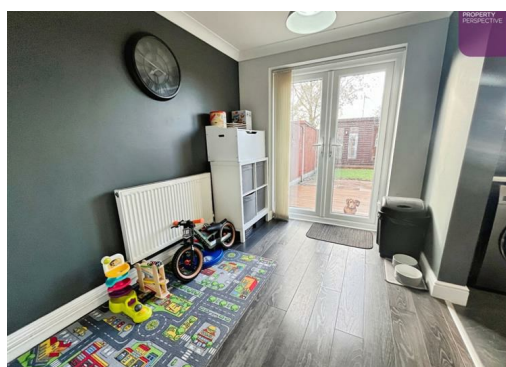
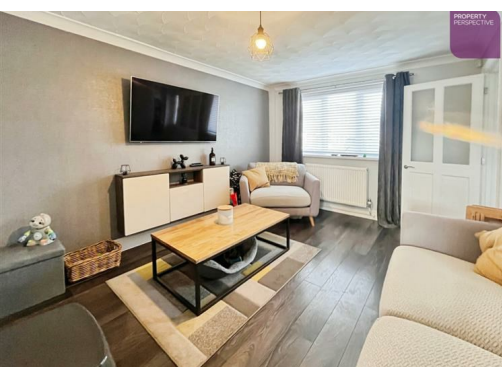




Badby Wood, Liverpool, L33 8YQ

£150,000

EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Kirkby!



35 Badby Wood, Liverpool, L33 8YQ

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated on the outskirts of Kirkby.. Benefiting from a cul-de-sac plot position, landscaped rear garden and modern sophisticated decor throughout.

The living accommodation briefly comprises of; lounge, dining area and kitchen to the ground floor. To the first floor, 3 bedrooms and modern shower room.

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.

FREEHOLD
Council tax band - B

GROUND FLOOR

Lounge 13'11" x 10'11" (4.25m x 3.33m)

High quality wood effect laminate flooring with curtains and blind

Dining area 8'8" x 7'3" (2.65m x 2.22m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and blind

Kitchen 6'3" x 8'7" (1.93m x 2.64m)

High quality vinyl flooring with blind. A range of fitted kitchen units, worktops and space for free-standing kitchen appliances

FIRST FLOOR

Bedroom 11'8" x 8'4" (3.57m x 2.55m)

Carpet flooring with window to the front elevation, curtains, blind and fitted wardrobes

Bedroom 9'1" x 6'2" (2.79m x 1.88m)

Carpet flooring with window to the rear elevation, curtains and blind

Bedroom 5'10" x 7'7" (1.78m x 2.33m)

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

Bathroom

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and partially tiled decor

EXTERNAL

Beautifully presented and private rear garden, benefiting from a South-westerly facing aspect. Enclosed by panel fencing with gated access to the double tandem driveway, artificial lawn and patio area. Large Summerhouse with patio doors to the rear of the garden.



