



2 Ashford Close, Litherland, Liverpool, L21 8LR  
£280,000



## The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Litherland. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and garage conversion.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, snug/office, utility and WC/cloaks. To the first floor 3 double bedrooms, en-suite shower room and modern bathroom.

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

Service charge - £91pa (circa)

Council tax band - D

### GROUND FLOOR

#### Lounge 15'0" x 9'0" (4.59m x 2.75m)

High quality wood effect laminate flooring with curtains and blind

#### Kitchen/diner 20'9" x 8'4" (6.33m x 2.56m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated oven, hob, hood and fridge-freezer

#### Utility 7'0" x 7'8" (2.14m x 2.34m)

High quality wood effect laminate flooring with plumbing for washing machine

#### Snug/Office 7'9" x 13'0" (2.38m x 3.97m)

High quality wood effect laminate flooring with curtains and blind

#### WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white and radiator

### FIRST FLOOR

#### Bedroom 11'5" x 13'2" (3.50m x 4.03m)

Carpet flooring with square bay fronted window and blind

#### En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, radiator and blind

#### Bedroom 11'8" x 9'0" (3.56m x 2.76m)

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

#### Bedroom 11'9" x 8'8" (3.60m x 2.65m)

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

### EXTERNAL

Beautifully presented and landscaped rear garden, enclosed by panel fencing with patio area and artificial lawn. Double driveway to the front of the property for 2 vehicles.