



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

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.