



12 Appleton Road

Litherland, Liverpool, L21 9NJ

Asking price £165,000



Nestled on the desirable Appleton Road in Litherland, Liverpool, this modern end-terrace house is a splendid opportunity for those seeking a contemporary family home. With three well-proportioned bedrooms and a spacious layout, this residence is designed for both comfort and functionality.

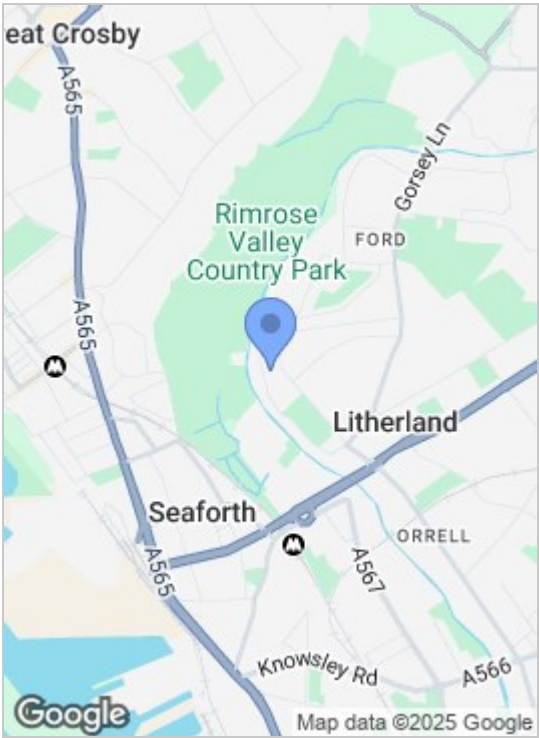
Upon entering, you are welcomed by an inviting hallway, that leads into a bright lounge, perfect for relaxation and entertainment. To the rear of the house there is an open plan kitchen/diner which is thoughtfully designed, connecting to the garden through French doors. This creates a wonderful flow for indoor and outdoor living, ideal for family gatherings or summer barbecues.

The first floor boasts two generous double bedrooms, alongside a versatile single room that can serve as a study or guest room. The large modern bathroom is well equipped, ensuring convenience for the whole family.

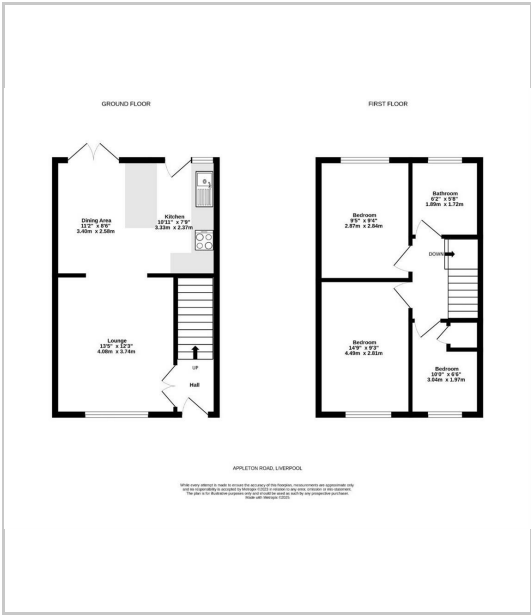
Outside, the property features a rear garden providing a perfect retreat for outdoor activities or simply unwinding in the sun, there is also access for a car too if needed. The home benefits from UPVC double glazing, ensuring warmth and energy efficiency throughout. Additionally, gas central heating is installed for your comfort, plus a NEW BOILER has just been installed.



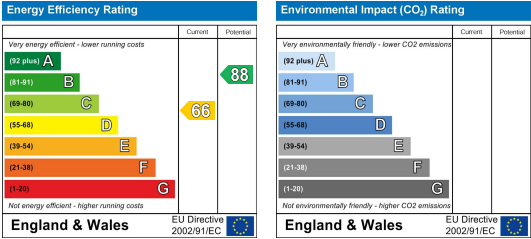
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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