



## 59 William Wall Road

, Liverpool, L21 0DU

**Offers over £145,000**



Welcome to this charming mid-terrace house located on William Wall Road in the vibrant city of Liverpool. This delightful property is an excellent opportunity for both investors and first-time buyers alike, offering a perfect blend of comfort and convenience.

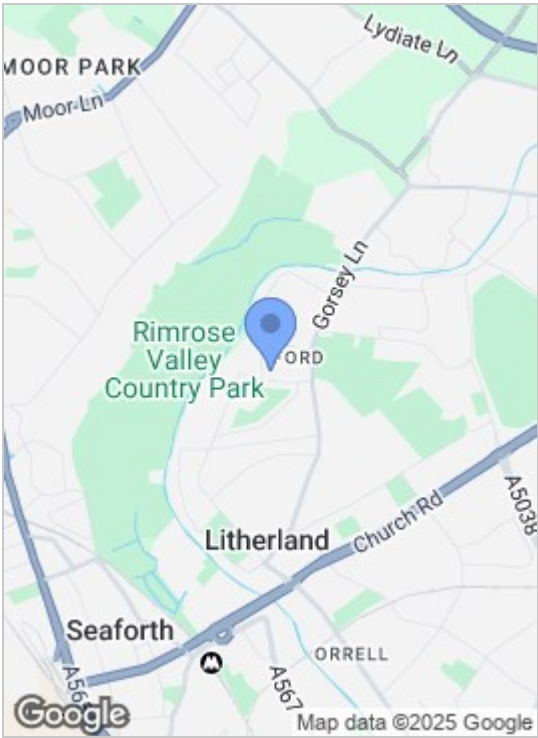
As you enter, you are greeted by a welcoming entrance hallway that leads to a spacious lounge, ideal for relaxation and entertaining. The ground floor also features a NEW well-appointed modern kitchen with a dining area, perfect for family meals or hosting friends. Upstairs, you will find three generously sized bedrooms, providing ample space for rest and personalisation, along with a good-sized bathroom that caters to all your needs.

The property benefits from UPVC double glazing, ensuring warmth and energy efficiency throughout the year, complemented by a reliable gas-fired central heating system. Outside, you will discover a recently landscaped spacious garden to the rear, offering a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-road parking for one vehicle adds to the convenience of this home.

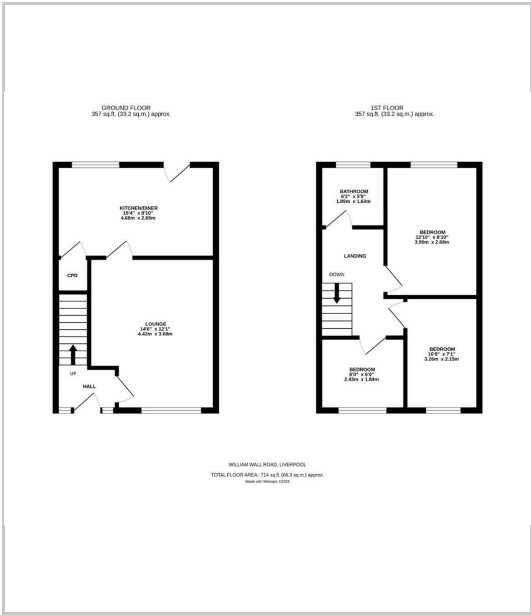
Situated in a popular location, this property is within easy reach of local shops, schools, and excellent transport links, making it an ideal choice for those seeking a vibrant community atmosphere. With a Freehold tenure and a



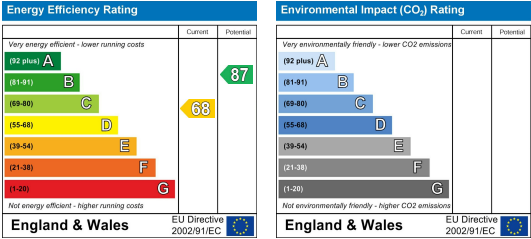
Area Map



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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