

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Croxteth Hall Lane

Croxteth, Liverpool, L11 4RX

Asking Price £165,000



Hunters are pleased to bring to the market this well appointed four bedroom mid-terrace family home.

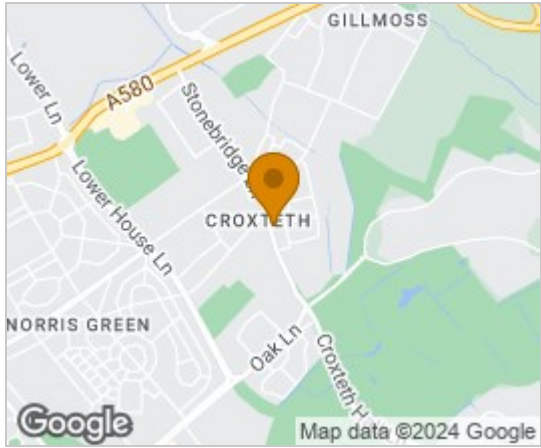
The property benefits from vacant possession and is ideal as an investment or a family home.

Upon entering you are greeted by a central staircase, where you can turn left into the open plan living room which leads through to the open plan dining room, which links into the modern kitchen complete with breakfast bar. To the rear of the property which is visible from the kitchen is a very sizeable rear garden, which is ideal for families with children and pets. As you enter back through into the property you can link back through the kitchen where there is a downstairs WC and a link back through the utility room to the front of the property when you can access the staircase again.

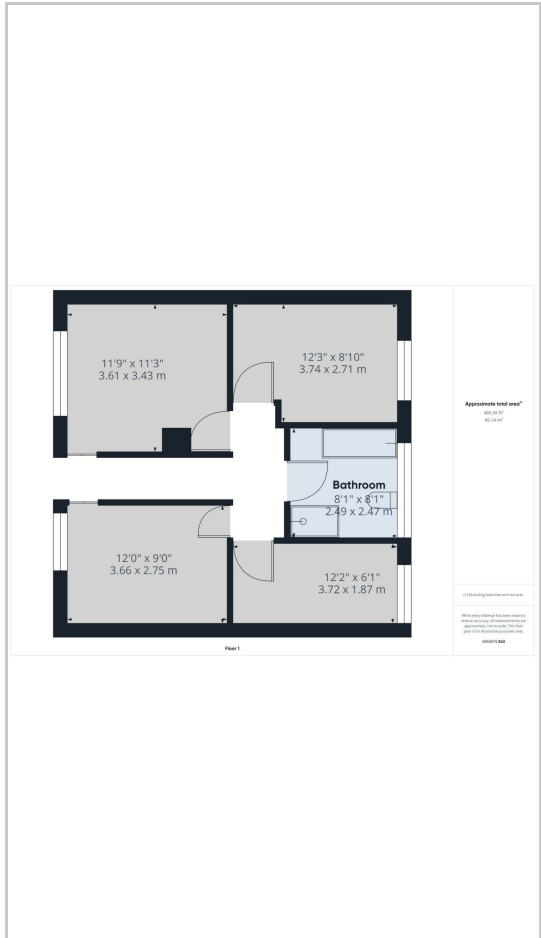
As you ascend the stairs on the newly fitted carpets, you have four bedrooms along with a modern family bathroom, two bedrooms to the front and two at the rear, over looking the garden.



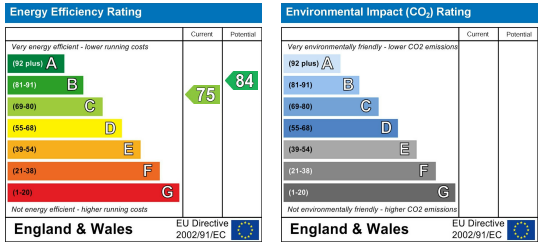
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.