

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Barford Road

Huyton, Liverpool, L36 8DG

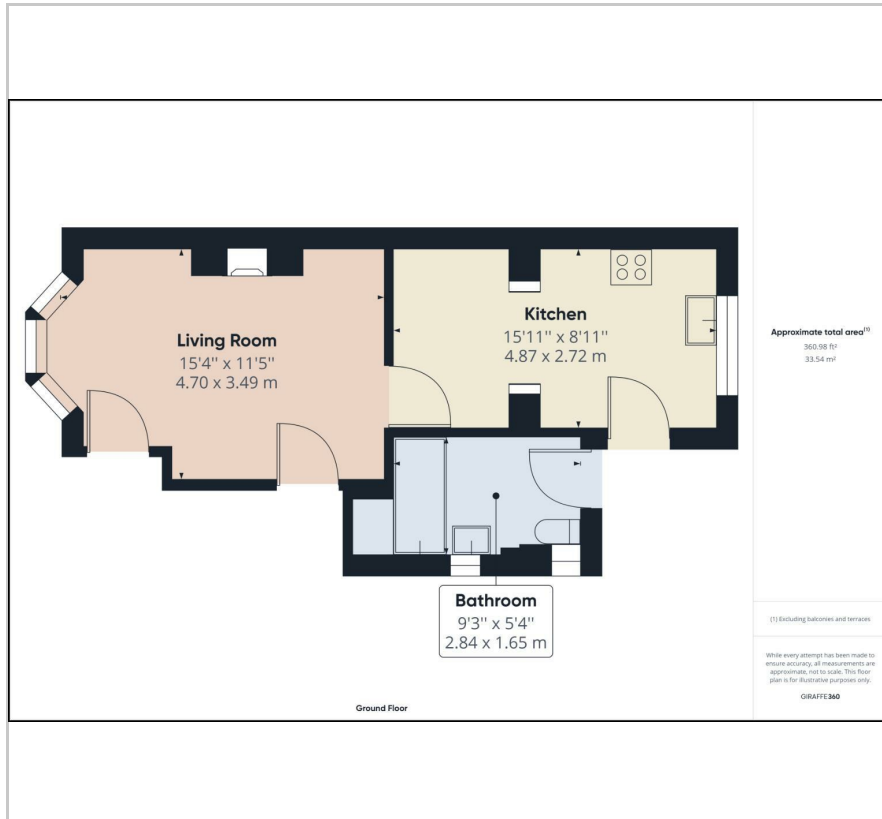
Guide Price £135,000



≡ D

Council Tax: A

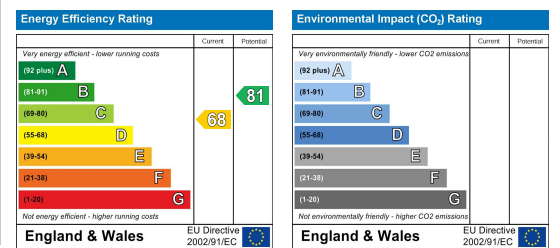
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Liverpool Office on 0151 707 7777 if you wish to arrange a viewing appointment for this property or require further information.

- HUYTON
- GARDEN
- 3 FLOORS
- FREEHOLD
- 3 BEDROOMS
- DRIVEWAY
- EPC RATING D
- COUNCIL TAX BAND A



Hunters are delighted to bring to the market this 3 bedroom freehold semi-detached property in Huyton.

Comprising of three floors, the lounge, kitchen, and bathroom is be located on the ground floor. Ascending the staircase to the first floor you will find two out of the three double bedrooms, the final bedroom is located on the third floor. The property is complete with a large garden and gated driveway.

If you would like to arrange a viewing or have any questions, please contact Hunters via email or on 0151 707 7777.

## MATERIAL INFORMATION

**Tenure: Freehold**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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.