



7a Marbury Road, Liverpool, Merseyside L32 0UE

£129,995

Bright, newly built town house, arranged over 2 floors with 3 spacious bedrooms, four piece bathroom and a spacious reception room leading to a delightful ground floor dining area with stylish french doors, overlooking the rear garden.

On the ground floor there is light and airy entrance hall, large reception room open plan kitchen diner, which includes a range of wall and base units overlooking the rear garden perfect for entertaining.

The property has 4 spacious bedrooms, all offering plenty of natural light, and family bathroom.

The house benefits from a driveway offering off road parking etc. It further benefits from an ideal location walking distance from all amenities including the town center, train station and bus station offering excellent transport links. Furthermore there is plenty of storage space.

The house is situated in a quiet street and moments away from the hustle and bustle of Kirkby town center.

Entrance Hall

Laminate flooring and neutral decor

Lounge

Laminate flooring and neutral decor with storage cupboard under the stairs

Kitchen

Fully fitted kitchen with oven hob and extractor built in.

Dining Area

Laminate flooring and neutral decor

Garden

Patio and garden laid to lawn

Bedroom 1

Spacious double bedroom with carpets and laminate flooring.

Bedroom 2

Double bedroom with carpets and neutral decor over looking the rear of the property

Bedroom 3

Neutral in keeping with the rest of the property

Family bathroom

shower over bath, basin and w.c.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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