



9 Marbury Road, Liverpool, L32 0UE

Asking price £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 over looking the rear garden perfect for entertaining.

The property has 3 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 centre, 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 centre.

Ideally positioned this properties reside within close proximity to a host of local amenities and independent retailers, whilst also enjoying superb transport and commuter links direct to Liverpool City Centre. With highly regarded nearby primary and secondary schools, this well-rounded area exceeds expectations for today's modern family living requirements.

Located moments away from Kirkby Industrial, with the new Amazon site offering over 30,000 jobs in the area has helped change the local economy and market - making these properties the perfect location and size for short term professional lets, with the potential to triple rental returns.

Front



Garden



Bathroom



Bedroom



Kitchen





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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	