



9a Marbury Road, Liverpool, L32 0UE

Asking price £134,995

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.

front



Kitchen



Bathroom



Garden



Bedroom



Bedroom





| 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 | |