



## 36 Barndale Road

, Liverpool, L18 1EN

**£260,000**



\*\* NO ONWARD CHAIN \*\*

Abode are delighted to offer for sale this truly stunning three bedroom family home situated in a highly sought after L18 location. Boasting generous living proportions and being impeccably and tastefully decorated throughout, the property is a credit to the current owner and would be a perfect forever home for a lucky buyer looking to buy in one of South Liverpool's most sought after suburbs.

The property itself comprises of a welcoming entrance hall, spacious open plan lounge and dining room, and a charming kitchen with a range of wall and base units as well as an under-stair pantry. Doors from both the kitchen and dining room provide access from the dining room to the pretty, well maintained rear courtyard. Ascending to the first floor there are two good sized double bedrooms, a third single which would also make a perfect nursery or home office and a contemporary family bathroom.

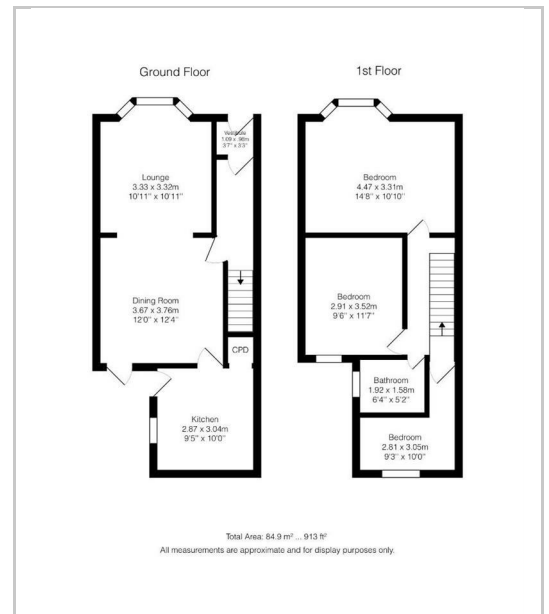
With both Greenbank and Sefton Park within easy walking distance as well as a number of top quality schools in the area and excellent transport links at close hand, Barndale Road has everything to offer the potential buyer.



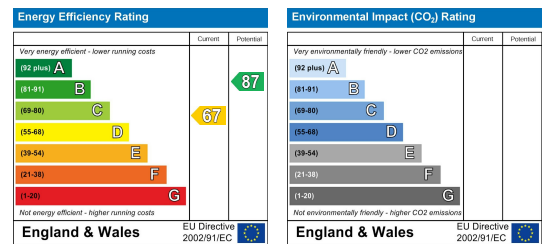
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 0151 909 3003  
Email: crosby@abode.group.co.uk  
Web: www.abode-group.co.uk

Tel: 0151 601 3003  
Email: allerton@abode-group.co.uk  
Web: www.abode-group.co.uk

Tel: 01704 827 402  
Email: formby@abode-group.co.uk  
Web: www.abode-group.co.uk