



**5 Woodlands Road, Huyton, Liverpool, Merseyside, L36 4LG**

**Offers around £160,000**

Alpha-move are delighted to offer this super three bedroom mid-town starter home on Woodlands Road L36, close to schools, local amenities and major transport links. The layout briefly comprises of hallway, store cupboard, front sitting room, kitchen/diner, rear hallway and wc/utility room. The first floor features two double bedrooms, family bathroom and smaller bedroom. Externally, there is a garden at the front and low maintenance garden with patio and storage sheds to the rear also. This property would be ideal for first time buyers and young families and early viewing is recommended to avoid disappointment.



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### Entrance Hall

16'9" x 6'0" (5.11 x 1.85)

Meter cupboard, upvc front door.

### Reception Room

15'3" x 11'8" (4.65 x 3.58)

Electric fire and surround, radiator, upvc window to front aspect.

### Kitchen

11'11" x 11'6" (3.65 x 3.51)

Kitchen comprises of various wall and base units, upvc window to rear aspect.

### Rear Hall

9'4" x 3'1" (2.86 x 0.96)

Upvc window to rear aspect.

### Utility/WC

9'4" x 3'0" (2.86 x 0.92)

WC, wash hand basin, upvc window to rear aspect.

### Bedroom One

11'8" x 10'11" (3.56 x 3.34)

Built in wardrobes, radiator, upvc window to front aspect.

### Bedroom Two

11'7" x 11'4" (3.55 x 3.47)

Built in wardrobes, radiator, upvc window to rear aspect.

### Bedroom Three

8'9" x 8'8" (2.67 x 2.65)

Radiator, upvc window to front aspect.

### Bathroom

6'7" x 6'6" (2.02 x 1.99)

Bath with shower over, low level wc, wash hand basin, radiator, upvc window to rear aspect.

