

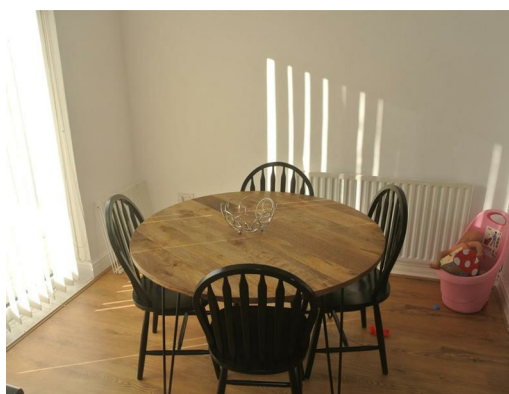
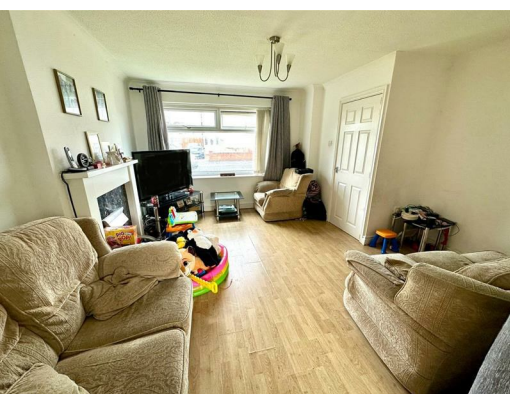


**20 Filbert Close, Kirkby, Liverpool, Merseyside, L33 4DT**

**Offers around £159,950**

Alpha-Move are delighted to offer this fantastic three bedroom semi opportunity on Filbert Close L33, close to schools, local amenities and major transport links. The layout briefly comprises of hallway, front living room, rear diner and kitchen with three first floor bedrooms and family bathroom. Externally, there is a small garden and driveway parking at the front with a garden and patio to the rear also. This property is in need of cosmetic improvement but has been priced accordingly making it an ideal choice for first time buyers, young families and investors. Early viewing is recommended.

Offered with no chain.



## 20 Filbert Close, Kirkby, Liverpool, Merseyside, L33 4DT

### Entrance Hall

7'05 x 6'05 (2.26m x 1.96m)

Door leading to the lounge. Stairs leading to the first floor. Laminate effect wood flooring. GCH radiator.

### Lounge

16'03 x 13'05 (4.95m x 4.09m)

Double glazed window to the front aspect. Television point. Laminate effect wood flooring. GCH radiator.

### Dining Kitchen

17'01 x 10'09 (5.21m x 3.28m)

Double glazed window to the rear aspect. A fitted kitchen comprising a range of base and wall units with matching work surfaces over. Breakfast bar. Part tiled walls. Door leading out to the rear garden. GCH radiator.

### Landing

9'11 x 8'04 (3.02m x 2.54m)

Double glazed window to the side aspect. Doors leading to all bedrooms and the bathroom. Access to the loft space.

### Bedroom One

12'02 x 12'01 (3.71m x 3.68m)

Double glazed window to the front aspect. Fitted wardrobes. GCH radiator.

### Bedroom Two

11'05 x 10'10 (3.48m x 3.30m)

Double glazed window to the rear aspect. GCH radiator.

### Bedroom Three

10'04 x 8'02 (3.15m x 2.49m)

Double glazed window to the front aspect. GCH radiator.

### Bathroom

7'10 x 6'04 (2.39m x 1.93m)

Double glazed window to the rear aspect. A three piece bathroom suite comprising a panelled bath, low level wc and a pedestal wash hand basin. Part tiled wall. GCH radiator.

### Front Garden

Driveway with access for off road parking, Lawn area.

### Rear Garden

Lawn area with shrub borders. Patio area.

