



**38 Pine Close, Huyton, Liverpool, L36 3RR**

**Offers around £130,000**

Alpha-move are delighted to offer this super three bed end town refurbishment opportunity in Pine Close L36, close to schools, local amenities and major road and rail transport links. The layout consists of a hallway, front living room, rear dining room and extended kitchen on the ground floor, with two double bedrooms, shower room and smaller bathroom on the first floor. Externally there is a large garden to the side and rear providing scope for further extending. This property is in need of modernisation and would be ideal for first time buyers, young families and Landlord investors. Early viewing is recommended.



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### Entrance Hall

6'9" x 3'4" (2.08 x 1.02)

Radiator, upvc door to front aspect.

### Reception Room One

14'6" x 11'8" (4.43 x 3.56)

Radiator, upvc bay window to front aspect.

### Reception Room Two

15'2" x 10'2" (4.63 x 3.10)

Radiator, upvc window to rear aspect.

### Kitchen

13'3" x 9'1" (4.04 x 2.78)

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

### Bedroom One

12'0" x 8'5" (3.67 x 2.58)

Radiator, upvc window to front aspect.

### Bedroom Two

10'4" x 9'1" (3.17 x 2.78)

Radiator, upvc window to rear aspect.

### Bedroom Three

8'1" x 6'5" (2.47 x 1.97)

Radiator, upvc window to front aspect.

### Bathroom

5'10" x 5'8" (1.78 x 1.73)

Shower cubical, low level wc, wash hand basin, radiator, upvc window to rear aspect.

