



**22 Jeffereys Drive, Liverpool, L36 4NT**

**Offers around £175,000**

Alpha-move are delighted to offer this super three bed extended semi opportunity in a sought after location on Jefferey's Drive L36, close to schools, shops, parkland spaces, and major transport links for road and rail. Situated on a larger plot, the ground floor layout consists of a hallway, front sitting room, rear living room, galley kitchen and utility area, with two double bedrooms, family bathroom and smaller bedroom on the upper floor. Externally, there is a paved frontage that could easily be opened up to provide two car driveway parking, and a shared access to a rear brick built garage, mature garden and patio. This listing is packed with potential for extending (subject to appropriate consents), presenting a fantastic opportunity for first time buyers and young families with a desire to modernise their own home. Early viewing is essential. Offered with no chain.



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### Entrance Hall

14'10" x 5'5" (4.53 x 1.66)

Radiator, upvc door to front aspect.

### Reception Room One

13'0" x 11'5" (3.98 x 3.49)

Electric fire, radiator, upvc window to front aspect.

### Reception Room Two

11'7" x 11'2" (3.55 x 3.42)

Electric fire, radiator, upvc window to rear aspect.

### Kitchen

15'4" x 5'4" (4.69 x 1.65)

Kitchen comprises of various wall and base units, stainless steel sink, radiator, upvc window to side aspect.

### Bedroom One

13'7" x 11'0" (4.16 x 3.36)

Fitted wardrobes, radiator, upvc window to front aspect.

### Bedroom Two

12'8" x 11'0" (3.88 x 3.36)

Fitted wardrobes, radiator, upvc to rear aspect.

### Bedroom Three

8'2" x 6'1" (2.51 x 1.87)

Fitted wardrobes, radiator, upvc to front aspect.

### Family Bathroom

5'10" x 5'9" (1.78 x 1.77 )

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

### Garage

16'5" x 8'4" (5.02 x 2.56)

