



262 Blackmoor Drive, Liverpool, L12 3HD

Offers around £235,000

Alpha-move are delighted to offer this super spacious three bedroom extended townhouse in a sought after location on Blackmoor Drive L12, close to schools, hospitals and major transport links for road and rail. The ground floor layout starts with a wide opening hallway, front sitting room, rear dining room and galley kitchen, with two large double bedroom, family bathroom and smaller bedroom on the first floor. Externally, there is driveway parking at the front that could be opened up for multiple cars, with a large mature garden and patio at the rear that benefits from a southerly aspect and not being overlooked. This listing is a superb opportunity packed with potential for extending at the rear (subject to appropriate consents), that would create a substantial family home suitable for first time buyers and families in need of more space. Offered with no chain, viewing essential.



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Entrance Porch

6'8" x 2'3" (2.05 x 0.69)

Upvc door to front aspect.

Entrance Hall

15'6" x 5'10" (4.73 x 1.79)

Meter cupboard, radiator, door to front aspect.

Reception Room One

14'4" x 11'11" (4.39 x 3.64)

Gas fire and surround, radiator, upvc bay window to front aspect.

Reception Room Two

12'3" x 11'8" (3.75 x 3.56)

Fire surround, radiator, aluminum patio doors to rear aspect.

Kitchen

23'2" x 6'4" (7.07 x 1.95)

Kitchen comprises of various wall and base units, radiator, upvc windows,

Bedroom One

14'3" x 12'0" (4.36 x 3.66)

Fitted wardrobes, radiator, upvc bay window to front aspect.

Bedroom Two

14'2" x 12'0" (4.33 x 3.66)

Cupboards, combi boiler, radiator, upvc window to rear aspect.

Bedroom Three

9'5" x 5'11" (2.89 x 1.81)

Radiator, upvc window to front aspect.

Family Bathroom

6'5" x 6'4" (1.97 x 1.94)

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

