



### 3 Forest Drive, Liverpool, L36 4PQ

**Offers around £149,950**

Alpha-move are delighted to offer this attractively priced three bed semi opportunity on Forest Drive L36, close to schools, local amenities and major road and rail transport links. The layout consists of hallway, wc, kitchen / diner and living room on the ground floor, with two double bedrooms (with built in wardrobes), family bathroom and smaller bedroom on the upper floor. Externally, there is garden and paved area at the front with potential for driveway parking (subject to consents), with a mature garden and patio at the rear. This property also has potential to be extended (subject to appropriate consents) and would be perfect for first time buyers and young families. Offered with no chain. Viewing essential.



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#### Hall

12'4" x 6'8" (3.77 x 2.05)

UPVC door to front aspect, radiator

#### WC

4'9" x 3'5" (1.46 x 1.06)

UPVC window to front aspect, WC and sink

#### Reception Room

18'0" x 11'5" (5.49 x 3.49)

UPVC window & patio doors to rear aspect, radiator and electric fire surround

#### Kitchen

15'10" x 9'10", 127'11" (4.85 x 3.39)

UPVC window to front aspect, radiator, range of wall and base units

#### Bedroom One

11'6" x 11'2" (3.53 x 3.42)

UPVC window to front aspect, radiator, built in cupboards

#### Bedroom Two

11'3" x 10'7" (3.43 x 3.25)

UPVC window to rear aspect, radiator, built in cupboards

#### Bedroom Three

8'5" x 8'0" (2.59 x 2.45)

UPVC window to rear aspect, radiator

#### Bathroom

6'8" x 6'2" (2.04 x 1.89)

UPVC window to rear aspect, radiator, double shower, wc and vanity sink

