



**9 Kirkside Close, Liverpool, L12 0JS**

**Offers around £155,000**

Alpha-move are delighted to offer this fantastic two bedroom semi in Kirkside Close on the Croxteth Country Park Estate L12, close to schools, local amenities and major transport links. The layout consists of a hallway, fitted kitchen, conservatory, store and living room on the ground floor with two double bedrooms and family bathroom on the upper floor. Externally, there is a garden and block paved driveway for multi-car parking at the front, with a patio and mature garden at the rear also. This property has potential to be extended (subject to appropriate consents) and would be perfect for first time buyers and young families. Early viewing essential. Offered with no chain.





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### Entrance Hall

3'4" x 3'0" (1.020 x 0.92)

Upvc door to front aspect.

### Living Room

12'7" x 12'4" (3.86 x 3.77)

Electric fire and surround, radiator, upvc french doors to rear aspect, upvc window to front aspect.

### Kitchen

12'11" x 8'11" (3.96 x 2.74)

Kitchen comprises of various wall and base units, oven, extractor fan, stainless steel sink, fridge freezer, radiator, upvc window to front and rear aspect.

### Conservatory

10'0" x 7'9" (3.06 x 2.38)

Single glazed all round.

### Bedroom One

12'4" x 9'5" (3.78 x 2.89)

Fitted wardrobes, radiator, upvc window to front aspect.

### Bedroom Two

12'5" x 7'6" (3.79 x 2.29)

Fitted wardrobes, radiator, upvc window to rear aspect.

### Bathroom

9'6" x 4'10" (2.91 x 1.49)

Bath with shower over, wc, wash hand basin, storage cupboard with combi boiler, radiator, upvc window to rear aspect.

