



**93 Easton Road, Liverpool, L36 4NZ**

**Offers around £175,000**

Alpha-move are delighted to offer this three bedroom semi opportunity on Easton Rd L36, close to schools, major transport links and local amenities. The layout consists of a porch, hallway, front sitting room, dining room and kitchen on the ground floor, with two double bedrooms, family shower room and smaller bedroom on the upper floor. Externally, there is a paved driveway for two car parking at the front, with a good sized mature garden and patio at the rear also. This property is in need of general upgrading and has potential to be extended at the rear (subject to appropriate consents), making it an ideal opportunity at an affordable price point for first time buyers and young families. Early viewing essential. No onward chain.





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### Porch

5'4" x 2'2" (1.65m x 0.68m)

UPVC front door to front aspect.

### Hallway

14'11" x 5'5" (4.56m x 1.67m)

Radiator, meter cupboard, composite door to front aspect.

### Reception Room One

11'8" x 10'11" (3.58m x 3.35m)

Radiator, upvc window to front aspect, gas fire and surround.

### Reception Room Two

13'4" x 10'5" (4.07m x 3.18m)

Radiator, upvc window to rear aspect.

### Kitchen

8'4" x 6'1" (2.55m x 1.87m)

UPVC window and door to rear aspect, wall and base units, oven, hob and extractor.

### Bedroom One

12'1" x 11'1" (3.69m x 3.38m)

Radiator, upvc window to front aspect.

### Bedroom Two

11'3" x 11'0" (3.45m x 3.37m)

Radiator, upvc window to rear aspect.

### Bedroom Three

8'8" x 6'5" (2.65m x 1.98m)

Radiator, upvc window to front aspect.

### Bathroom

6'0" x 5'10" (1.85m x 1.79m)

Towel radiator, upvc window to rear aspect, wc, sink and shower.

