



Charlton Place, Old Swan, Liverpool, L13 4AR

- Three Bedroom Semi Detached Property
- Ideal Purchase for First Time Buyers!
- Lounge & Kitchen Diner
- Ground Floor WC & Easy Access Shower Room
- Popular Residential Location - Close to Amenities
- Available for Sale with No Onward Chain
- Three Generously Sized Bedrooms
- Lovely Spacious Rear Garden



Offers in Excess of £150,000











Description

Available for sale with no onward chain is this three bedroom semi detached property, located on Charlton Place in the popular suburb of Old Swan, L13. An ideal purchase for a first time buyer looking to get on the property ladder, this substantial home briefly comprises; a welcoming entrance hallway, a bright and spacious front family lounge, a kitchen diner and a ground floor WC. To the first floor, you will find two generously sized double bedrooms, a single bedroom and a three piece easy access shower room suite. Externally, to the rear of the property, there is lovely rear garden which is perfect for outdoor entertaining during the warmer months. Further benefits to the property include double glazing and gas central heating throughout.

Location

Retaining a busy high street with a lively mix of local and chain stores, as well as a large Tesco and new Aldi supermarket, Old Swan has a strong sense of community and a range of amenities which make it particularly popular with first time buyers and families. Investors also look for buy to let properties in the area. Housing is mainly traditional terraced property in roads off the main Prescot Road, however, some unique older properties, which utilise the local sandstone, exist off Derby Lane. Green space can be found in Doric Park, tucked away off Acanthus Road, and good leisure facilities including a bowling alley, multiplex cinema and restaurants are nearby at Edge Lane Retail Park. The historic reading rooms on Prescot Road have recently been refurbished as a library, a Lifestyles Fitness Centre is available on Bankfield Road and Vagabonds Lawn Tennis Club is located on Queens Drive. Schools include 6th form and technology college, Broadgreen International School as well as Holly Lodge Girls College. There is almost immediate access to the M62 via Edge Lane Drive, and the rest of Liverpool, and the M57, is easily reached via Queens Drive. Bus services both into the City and to surrounding areas are excellent and nearby Broadgreen and Wavertree Technology Park train stations take commuters into and out of the City.

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.