



Highfield Road, Old Swan, L13 3BR

- Stunning Three Bedroom Mid Terrace Property
- Extended and Fully Refurbished Throughout
- Open Plan Kitchen, Dining and Living Space
- Luxurious Three Piece Family Bathroom Suite
- Located in Popular Residential Area of Old Swan
- Entrance Hall, Lounge, WC and Utility Room
- Three Bright and Spacious Double Bedrooms
- Newly Rendered Frontage and Yard to Rear



Offers in Excess of £235,000



















Description

Move Residential are delighted to offer for sale this stunning three bedroom mid terrace home, located in the highly popular residential area of Old Swan, L13. This double fronted property has been extended and the exterior newly rendered, offering extremely generous living proportions within. The immaculate interior is equally appealing, having just been fully refurbished to the very highest standard, offering luxurious and high-quality finishes throughout. This promises to be an exceptional future home for a lucky family. Entering the property through the inviting entrance hall, you are led into the bright and spacious lounge, then onto the striking open plan kitchen, dining and living area, which is certain to impress. It is clear that the kitchen has been finished to the very highest specifications, featuring an array of stylish base and wall units with complementary marble patterned worktops offering plentiful surface space, and sleek integrated appliances. There is a fabulous centre island and ample room for a substantial dining table, making this the perfect setting for casual family dining, more formal mealtimes, and entertaining guests. Completing the ground floor is a convenient WC and separate utility room. The outstanding quality continues to the first floor where you will find three generously sized double bedrooms, all finished to a high standard, as well as a spectacular three piece family bathroom suite. With stylish marble patterned tiles and eye catching matte black fixtures, the bathroom exudes style and luxury. Externally, the property further benefits from a yard to the rear, providing the ideal setting for alfresco dining and entertaining. Available space to the front of the property offers the potential for off road parking. A viewing of this home is highly advised to appreciate the exceptional quality finishes as well as the generous and versatile living proportions this property has to offer.

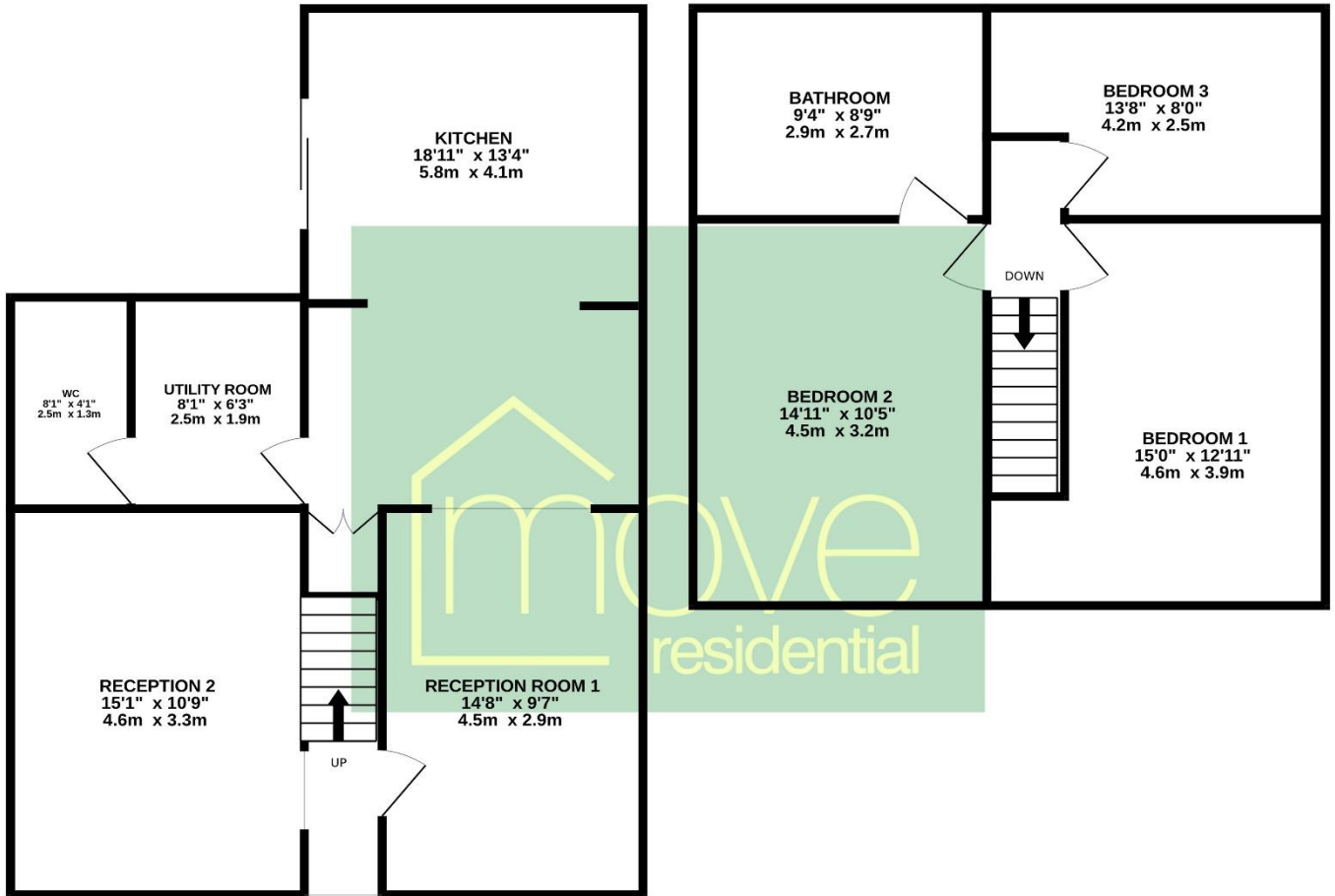
Location

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.

Floor Plan

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.