



## Reva Road, Swanside, L14 6UA

- Delightful Three Bedroom Semi Detached Property
- Generously Proportioned and Beautifully Presented
- Extended Modern Fitted Kitchen and Downstairs WC
- Single Room and Contemporary Style Shower Room
- Located in the Popular Residential Area of Swanside
- Porch, Entrance Hall and Spacious Through Lounge
- Two Bright and Generously Sized Double Bedrooms
- Charming Rear Garden, Off Road Parking & Garage



£225,000



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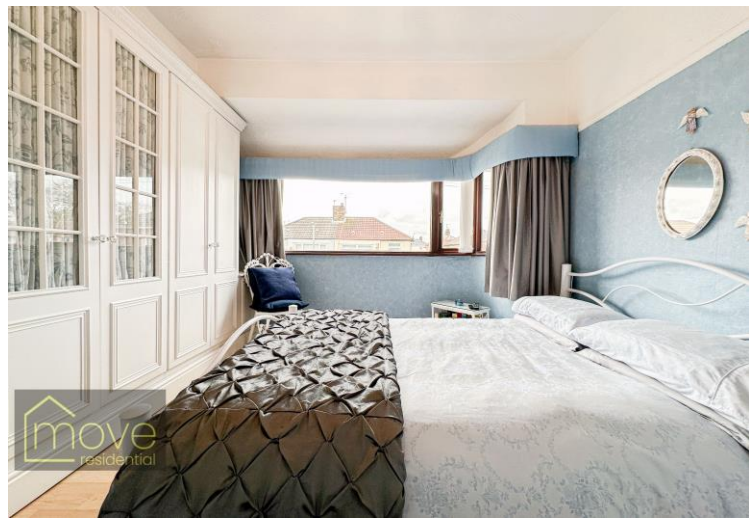
























## **Description**

Move Residential are thrilled to present to the sales market this delightful three bedroom semi detached home located on Reva Road in the popular residential area of Swanside, L14. Having been extended to a high standard, this property offers generously proportioned and beautifully presented interiors throughout, promising to make a brilliant future home for a lucky family. Upon entering the property you are greeted by a charming entrance hall, boasting attractive parquet flooring and a unique feature spiral metal staircase, which leads into a spacious through lounge. Awash with natural light courtesy of a bay window to the front and french doors leading out to the garden to the rear, and boasting a tasteful neutral décor, this presents a welcoming space to relax with family and friends. The lounge flows seamlessly into the striking modern extended kitchen, featuring an array of modern fitted base and wall units, complementary worktops providing plentiful surface space, and sleek integrated appliances. There is ample room for a substantial dining table ideally positioned in front of the french doors and large windows which offer views and access out to the lovely rear garden, offering the perfect setting for enjoying family mealtimes and entertaining guests. Completing the ground floor is a convenient WC. Ascending to the first floor, you will find two generously sized double bedrooms and a substantial single room, all well presented and enjoying plenty of natural light. Concluding the interior of the property is a contemporary style shower room. Externally, the property further benefits from a charming and sizable rear garden, made up of a neatly maintained lawn and a patio area ideal for al-fresco dining. To the front, there is a smartly flagged driveway providing off-road parking for two vehicles, as well as a garage offering additional storage space.

## **Location**

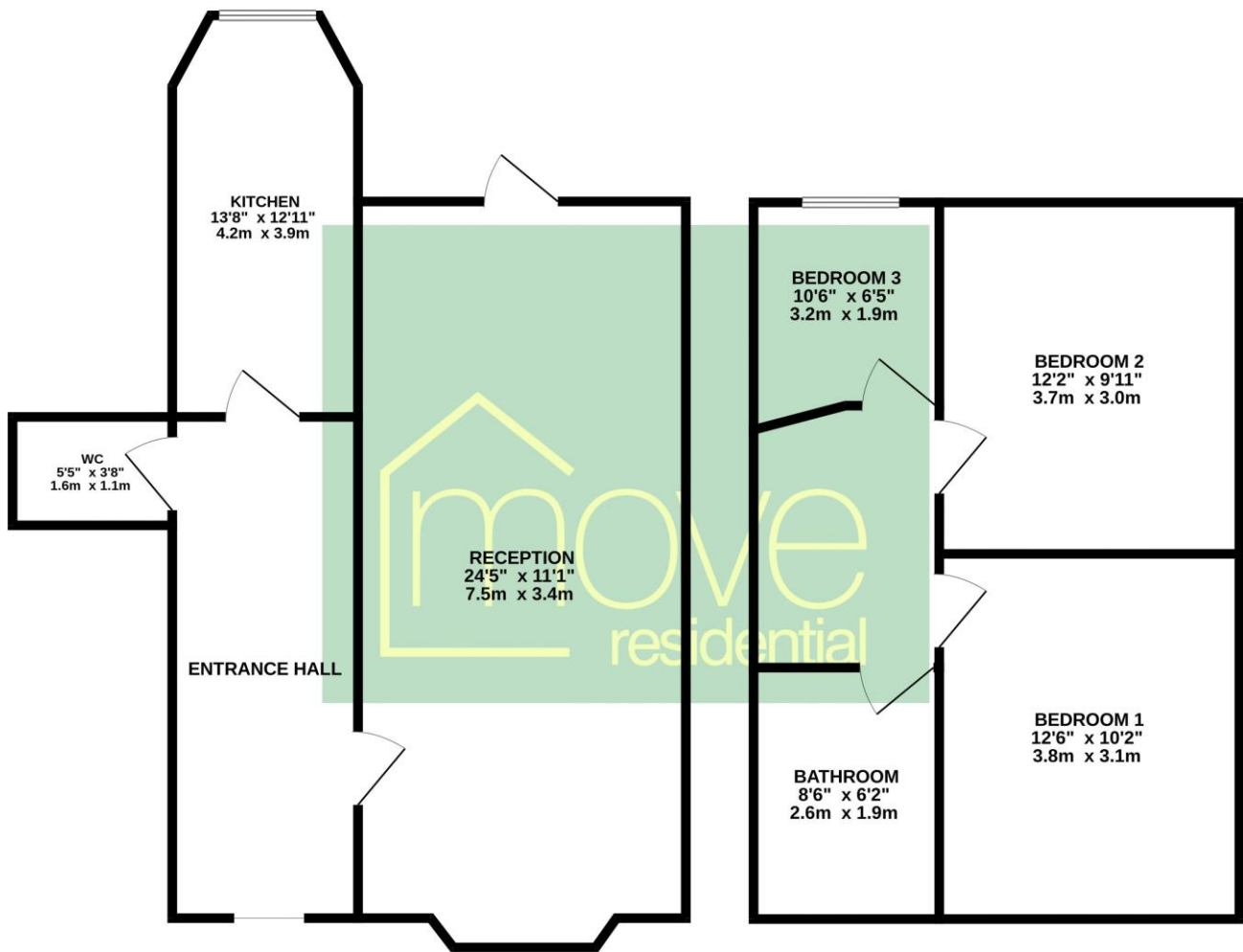
Swanside is in close proximity to Roby which is approximately 6 miles from Liverpool City Centre. In addition there are 8 parks, including Court Hey Park which contains the National Wildflower Centre, a library, which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, Christ the King and Cardinal Heenan. Railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby and the proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.



# Floor Plan

GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 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.