



## Guernsey Road, Old Swan, L13 6RZ

- Fantastic Four Bedroom Mid Terrace Property
- Spacious & Recently Re-Furnished Throughout
- Fitted Kitchen Diner & Downstairs Bathroom
- Well Maintained Enclosed Yard to the Rear
- Located in Residential Community of Old Swan
- Hallway & Two Welcoming Reception Rooms
- Three Spacious Double Bedrooms & Single
- Brilliant Opportunity for First Time Buyers



£179,000













## **Description**

Move Residential are thrilled to introduce to the sales market this fantastic four bedroom mid terrace property, situated on Guernsey Road within the popular residential community of Old Swan, L13. Having been recently re-furnished, this property is modern and beautifully presented throughout, offering spacious living proportions. This presents an opportunity not to be missed for first time buyers looking to get on the property ladder, with a house that is ready to move into right away with no work needed. You are greeted into the home by an inviting entrance hall that guides you into the first of two bright and spacious reception rooms. Flooded with natural light, courtesy of a walk-in bay window, this welcoming space is finished to a high standard with quality wood style laminate flooring that can be found throughout the property, providing a wonderful spot for gathering and relaxing with friends and family. The secondary reception room presents a delightful alternative sitting room, tastefully decorated in a neutral décor, and would also make an elegant dining room, perfect for entertaining guests. Continuing to impress is the modern kitchen diner which is complete with a range of fitted wall and base units and plentiful surface space. Providing ample room for a dining table, this offers a fantastic sociable space for enjoying mealtimes. Completing the ground floor is a contemporary style three-piece family bathroom suite with a chrome heated towel rail. As you ascend to the first floor, you will find three generously sized double bedrooms along with a well-proportioned single room, all finished to an immaculate standard and receiving plenty of natural light. Externally, to the rear of the property there is a well maintained enclosed yard, presenting the ideal spot for enjoying the sun in the warmer months.

## **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.



## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan

Awaiting Image.

## 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.