



Corinthian Avenue, Old Swan, L13 3DP

- Three Bedroom Mid Terrace Property
- Well Maintained & Full of Potential
- Generously Sized Fitted Kitchen
- Luxurious Tiled Shower Room
- Located in Popular Area of Old Swan
- Hallway & Two Reception Rooms
- Two Double Bedrooms & Single
- Enclosed Courtyard to the Rear



£170,000











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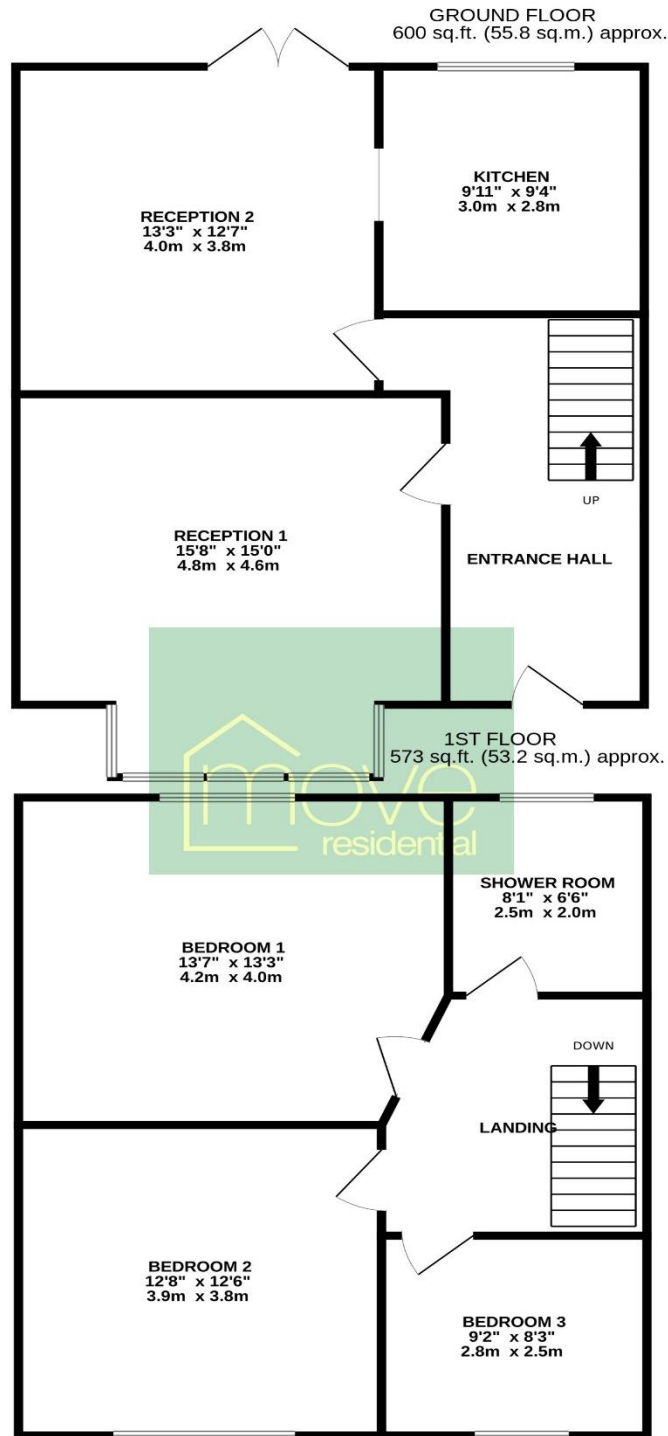
Description

This promising three bedroom mid terrace home, available with no onward chain, is proudly presented to the sales market by appointed agents Move Residential. Located on Corinthian Avenue in the highly favoured residential area of Old Swan, L13, this property offers exceptionally generous living proportions throughout and is bursting with potential. In need of some modernisation, this presents an opportunity not to be missed for those searching for a home that they can put their stamp upon. Following through the inviting entrance hall, you are led into the first of two spacious and well-maintained reception rooms, awash with natural light courtesy of a bay window. This is followed by a secondary reception room which enjoys french doors out to the rear courtyard, flooding the room with daylight, and flowing seamlessly into the kitchen, which is complete with a range of modern fitted base and wall units, and plentiful surface space. Continuing to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, all receiving plenty of natural light. Completing the interior of this home is a luxurious new shower room featuring stylish tiling to the walls and floor. Externally, the property enjoys from a well-maintained enclosed courtyard to the rear, which presents the ideal spot for enjoying the sun during the warmer months. Further benefits to the property include recently fitted UPVC double glazing windows, french doors and front door.

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



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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		87 B
69-80	C	71 C	
55-68	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.