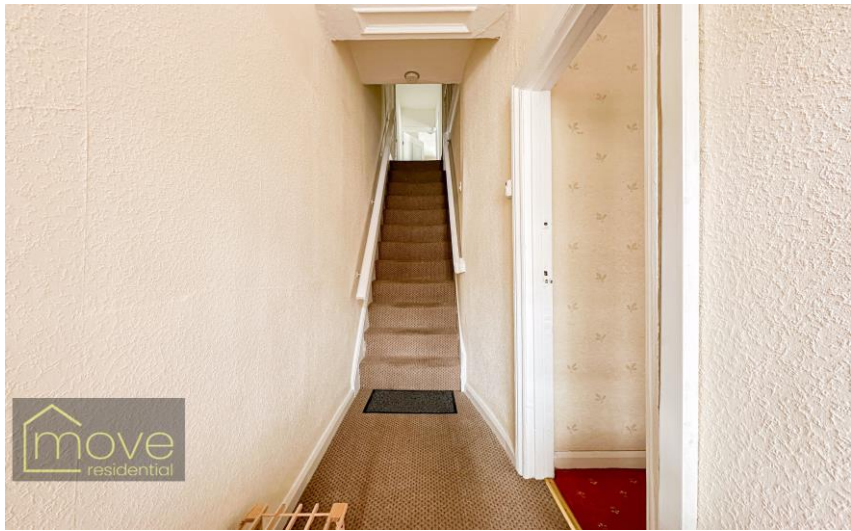


## Eaton Avenue, Litherland, L21 6NQ

- Brilliant Three Bedroom Mid Terrace Property
- Well-Maintained Home Bursting with Potential
- Two Double Bedrooms & Large Single Room
- Substantial Enclosed Rear Yard & Front Garden
- Located in the Increasingly Popular Litherland
- Hallway, Spacious Through Lounge & Kitchen
- Contemporary Style Fully Tiled Shower Room
- Ideal for First Time Buyers-No Onward Chain



£130,000













## **Description**

This brilliant three bedroom mid terrace home, located in the increasingly popular area of Litherland, L21, is proudly presented to the sales market by Move Residential. The property offers generous and well-maintained living proportions throughout and, with some modernisation, is certain to make a fantastic future home for a lucky buyer. Available with no onward chain, this promising property presents an opportunity not to be missed for first time buyers searching for a home they can put their own stamp on. Following through the entrance hall you are led into a spacious through lounge, awash with natural light courtesy of the bay window and boasting a feature fireplace. With ample room to accommodate both a sitting and dining area, this promises to make a great versatile sociable space for both relaxing and enjoying mealtimes with family and friends. Following this is a generously sized kitchen, complete with a range of fitted base and wall units, and plentiful surface space. Ascending to the first floor you will discover the exceptionally generous master bedroom which occupies the full width of the property and enjoys an original fireplace. This is followed by a second substantial double bedroom and a well-proportioned single bedroom, all receiving plenty of natural light. Completing the interior of this home is a contemporary style fully tiled shower room. Externally, the property further benefits from an enclosed yard to the rear, providing an ideal spot for enjoying the sun during the warmer months.

## **Location**

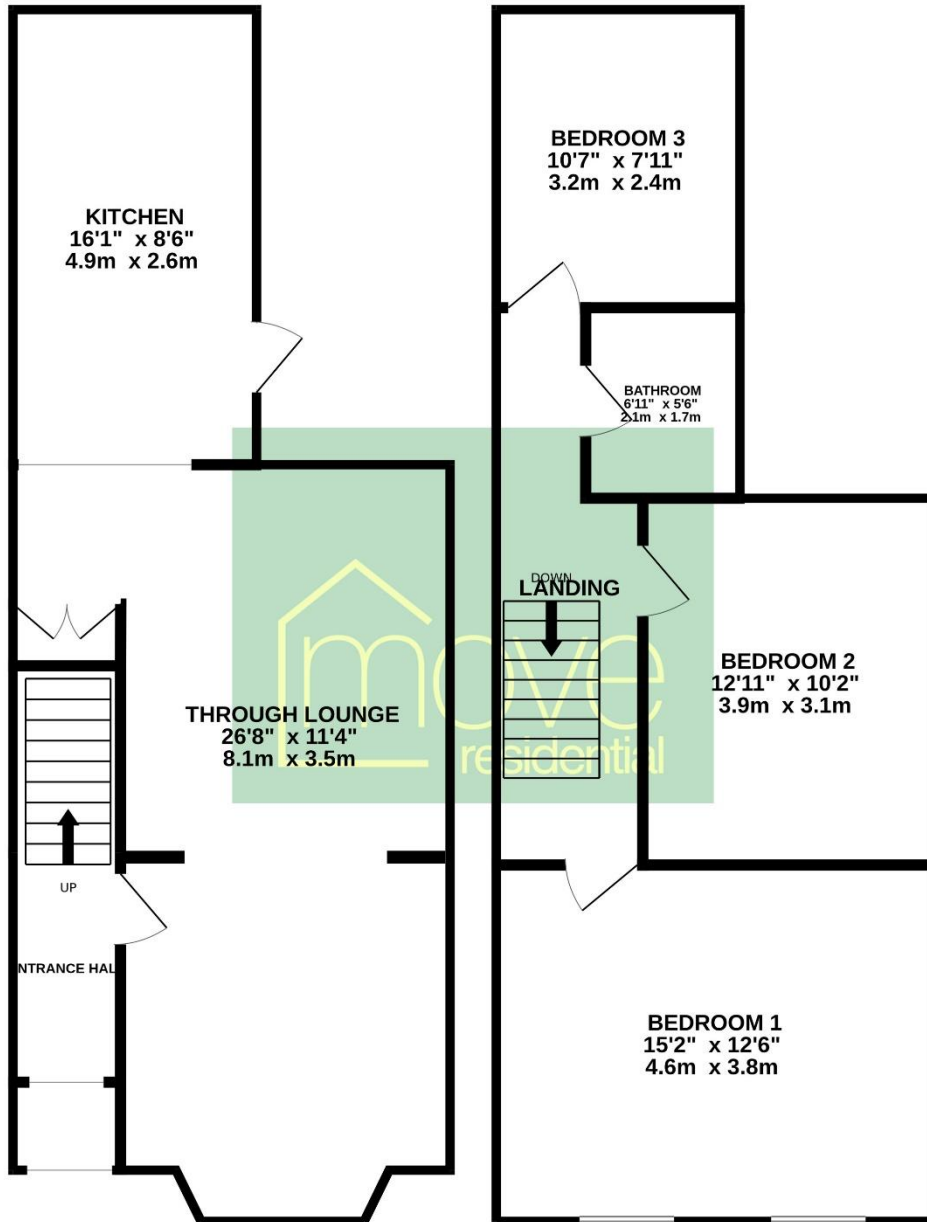
Litherland is a town in the Metropolitan Borough of Sefton, known for the Liverpool and Leeds canal that runs through it. Neighbouring Waterloo, Seaforth and Bootle, Litherland also enjoys close proximity to Crosby Beach which offers vast expanses of golden sand and attractive fishing-village scenery around it. Litherland has seen some incredible improvements and an increase in population over the years, with the town now consisting of independent shops, cafes and pubs, making this a great location for families looking to settle down. Litherland also boasts historical landmarks such as Litherland Town Hall, where The Beatles have performed, and Bootle Golf Course, as well as plenty of parks and green spaces. There is a large variety of primary schools in the area, including Our Lady Queen Of Peace, along with Litherland High School and South Sefton College. Litherland benefits from excellent transport links, with Seaforth & Litherland railway station providing easy access to the city centre, whilst the M57 and M58 motorways are within close reach for commuting.



# Floor Plan

GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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		84 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.