



Albany Road, Old Swan, L13 3BJ

- Charming Three Bedroom Terrace Property
- Spacious & Beautifully Presented Interiors
- Ground Floor Utility, Shower Room & WC
- Luxury Four-Piece Family Bathroom Suite
- Prime Location in Popular Area of Old Swan
- Stunning Reception Room & Fitted Kitchen
- Three Generously Sized Double Bedrooms
- Fantastic Fully Decked Garden to the Rear



Offers Over £230,000





















Description

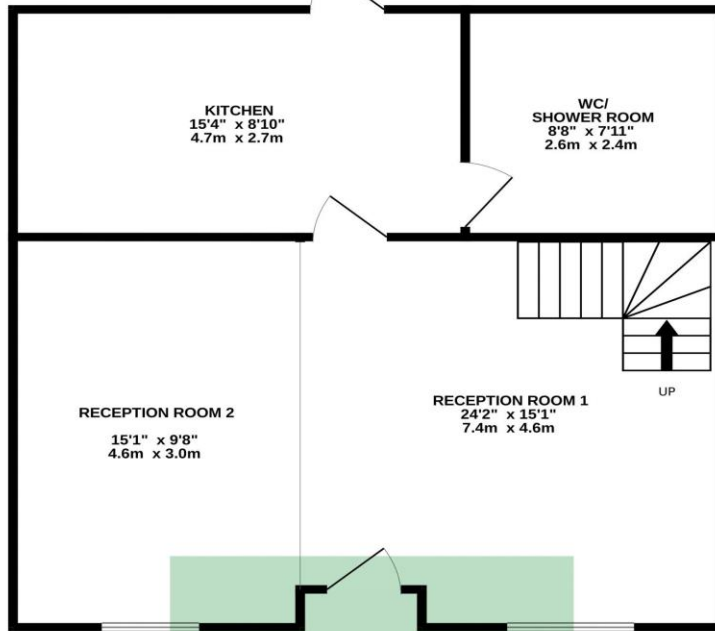
If you are seeking a property bursting with character, look no further than this enchanting three bedroom mid terrace home, situated on the charming Albany Road in the popular community of Old Swan, L13. Boasting a double frontage which exudes curb appeal, the property offers generous and immaculately presented living proportions throughout. Available with no onward chain, this is certain to make an enviable future home for a very lucky buyer. Upon entering the property, you are immediately greeted by an expansive reception room which accommodates both a lounge and dining area, with vast windows bathing the room in natural light. The space has been tastefully decorated to a high standard, featuring attractive wood style laminate flooring and boasting an eye-catching feature fireplace, presenting a delightful social setting for both relaxing and enjoying mealtimes with family and friends. This is followed by a substantial modern kitchen complete with a range of fitted base and wall units, plentiful surface space and integrated appliances, as well as French doors providing access out to the rear garden. Completing the ground floor is a convenient shower room & WC. Ascending to the first floor, you will discover three generously sized double bedrooms, all finished to a high standard and receiving plenty of natural light. Concluding the interior of this spectacular home is a luxurious four-piece family bathroom suite, boasting a fabulous clawfoot bathtub. Externally, the property enjoys a beautifully maintained rear garden, which has been fully decked, with a veranda providing coverage, presenting the ultimate outdoor dining and entertaining space. A lovely garden area to the front adds to the appeal of the property's exterior, whilst also offering the potential for off-road parking. A viewing is highly recommended to fully appreciate the unique charm that this characterful property has to offer.

Location

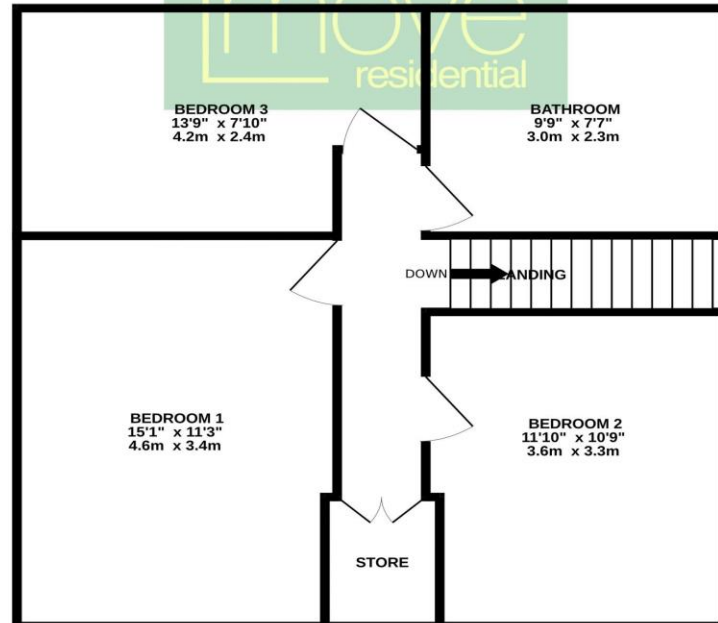
Retaining a busy high street with a lively mix of local and chain stores, as well as a large Tesco and new Aldi supermarket, Old Swan has a strong sense of community and a range of amenities which make it particularly popular with first time buyers and families. Investors also look for buy to let properties 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
566 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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.
Made with Metropix ©2024

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 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.