



Edge Lane Drive, Old Swan, Liverpool, L13 4AB

- Brilliant Three Bedroom End Terrace Property
- Generous & Well-Presented Living Proportions
- Substantial Fitted Kitchen with Utility Room
- Luxurious Three-Piece Family Bathroom Suite
- Located in Residential Community of Old Swan
- Entrance Hall & Welcoming Reception Room
- Two Double Bedrooms & Large Single Room
- Lawned Garden to Rear & Off-Road Parking



£220,000











Description

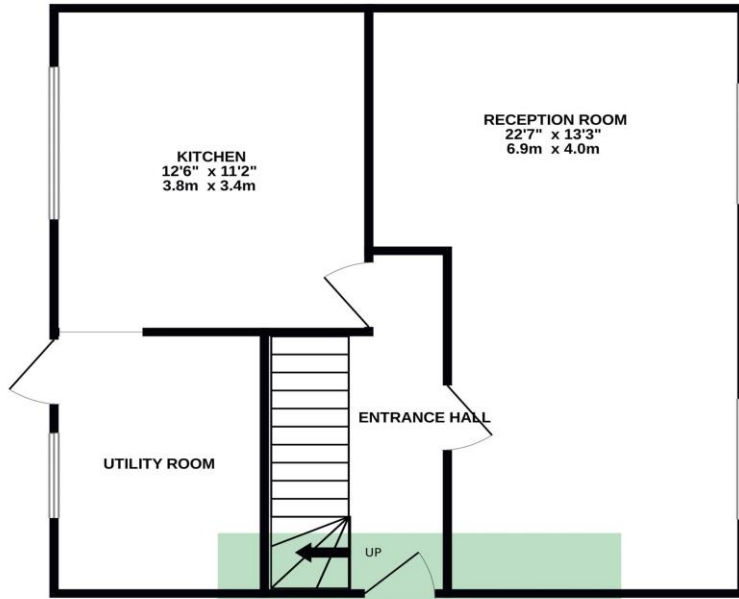
Available for sale with no onward chain, is this brilliant three bedroom end terrace home, located on Edge Lane Drive in the popular residential community of Old Swan, L13. Boasting generous and well-presented living proportions throughout, this property promises to make an ideal purchase for first time buyers looking to get on the property ladder. An inviting entrance hall greets you into the home leading through to a bright and spacious reception room. Comfortably accommodating a sitting and dining area this presents a welcoming sociable space for relaxing and enjoying family mealtimes, finished in a neutral tasteful décor and featuring an attractive wood-style flooring and an eye-catching fireplace. This is followed by a substantial modern kitchen complete with a range of fitted base and wall units, plentiful surface space and integrated appliances. Concluding the ground floor is a convenient utility room. Continuing to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard with plush carpeting throughout, and receiving plenty of natural light. Adding the finishing touches to this lovely home is a luxurious fully tiled three-piece family bathroom suite boasting a fabulous bathtub. Externally, the property further benefits from a sizable lawned rear garden which offers ample room for recreational activities, along with off-road parking.

Location

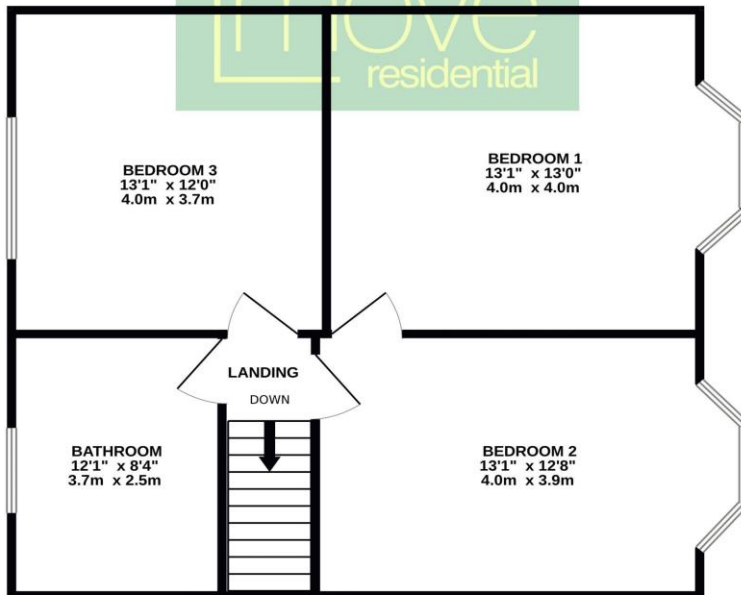
Retaining a busy high street with a lively mix of local and chain stores, as well as a large Tesco and new Aldi and Lidl supermarkets, Old Swan has a strong sense of community and a range of amenities which make it particularly popular with first time buyers and families. Investors also look for buy 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 walking distance from the property is the new Liverpool Shopping Park located on Edge Lane, boasting a wide range of clothing stores including H+M and JD Sports, eateries such as Frankie & Benny's and Subway, and a bowling alley. 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, with a National Express Service running direct to Manchester Airport, and nearby Broadgreen and Wavertree Technology Park train stations take commuters into and out of the City.

Floor Plan

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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 Summary

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.