



Sunbeam Road, Old Swan, Liverpool, L13 5XT

- Charming Two Bedroom Terrace Property
- Beautifully Presented Living Proportions
- Entrance Hall, Through Lounge & Kitchen
- Deluxe Three-Piece Family Bathroom Suite
- Located in the Popular Area of Old Swan
- Brilliant Opportunity for First Time Buyers
- Two Generously Sized Double Bedrooms
- Well-Maintained Enclosed Yard to the Rear



£130,000













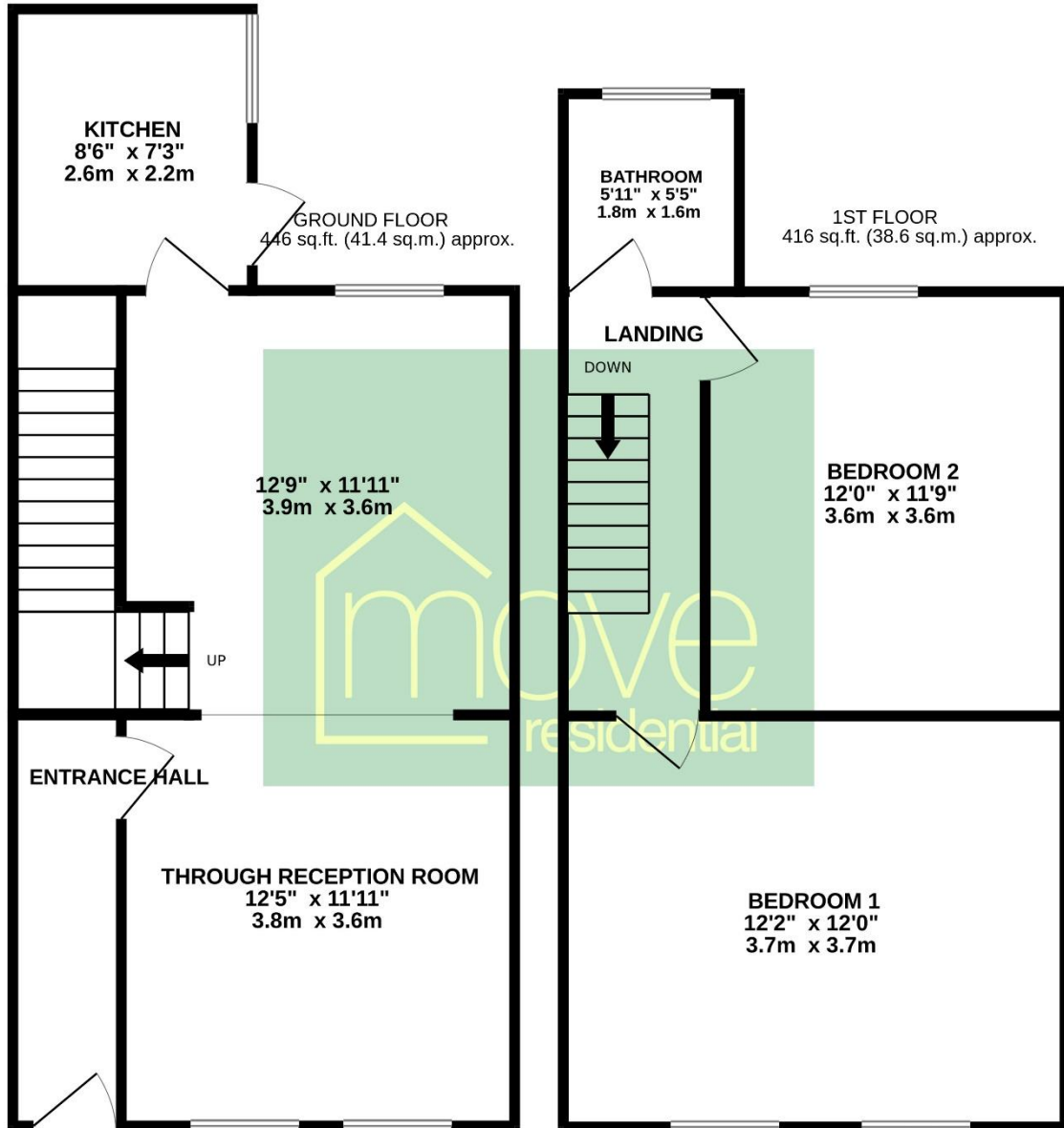
Description

Move Residential are delighted to present to the sales market this charming two bedroom mid terrace home, located on Sunbeam Road in the popular residential community of Old Swan, L13. Offering beautifully presented living proportions throughout, this presents an opportunity not to be missed for first time buyers looking to get on the property ladder. Following through the inviting entrance hall, you are led into a spacious through lounge which comfortably accommodates both a sitting and dining area, presenting a sociable space to relax and enjoy mealtimes with family and friends. The room feels both welcoming and stylish, finished in an elegant décor featuring an attractive wood style flooring and an eye-catching fireplace. Following this is a modern kitchen complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. Continuing up to the first floor, you will find two generously sized double bedrooms, both finished to an excellent standard and receiving plenty of natural light, and adding the finishing touch to this lovely home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a well-maintained rear yard, offering an idyllic spot for enjoying al-fresco dining during 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.

Floor Plan



TOTAL FLOOR AREA : 862 sq.ft. (80.0 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	61 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.