



Gorton Road, Old Swan, Liverpool, L13 4DG

- Three Bedroom Mid Terrace Property
- Immaculately Presented Throughout
- Dining Room & Stylish Fitted Kitchen
- Luxury Three-Piece Bathroom Suite
- Located in Popular Area of Old Swan
- Entrance Hall & Bay-Fronted Lounge
- Three Bright & Spacious Bedrooms
- Beautifully Maintained Rear Garden



Offers Over £180,000















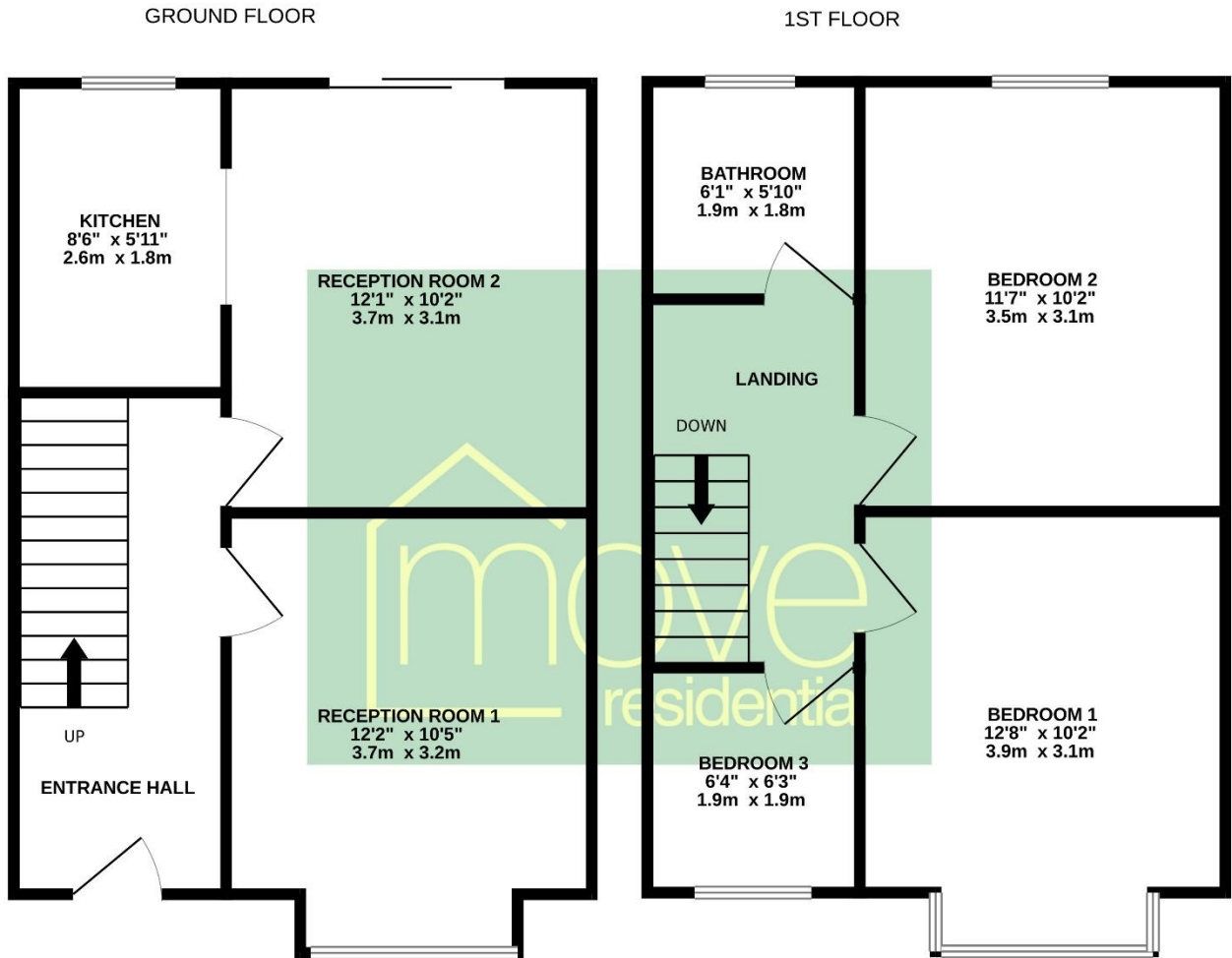
Description

This beautifully presented three bedroom mid terrace home is introduced to the sales market by appointed agents Move Residential. Located on Gorton Road in the popular residential community of Old Swan, L13, the property offers well-proportioned accommodation throughout, presenting 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 tastefully decorated reception room, awash with natural light courtesy of a bay window. Boasting an eye-catching fireplace and attractive wood style flooring, this provides a welcoming space to relax and unwind. The impeccable presentation continues through to the second reception room which enjoys a set of sliding doors offering views and access out to the garden, presenting a delightful setting for enjoying family mealtimes. The dining area flows seamlessly through to a modern kitchen complete with a range of fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. Ascending to the first floor, you will discover two generously sized double bedrooms along with a well-proportioned single room, each finished to an excellent standard, featuring plush carpeting throughout. Adding the finishing touch to this lovely home is a luxurious three-piece family bathroom suite. Externally, the property enjoys a charming rear garden, made up of a low maintenance artificial lawn and a smartly flagged patio area providing an idyllic spot for 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 Prescott 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 Prescott 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



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		92 A
81-91	B		
69-80	C		
55-68	D	62 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.