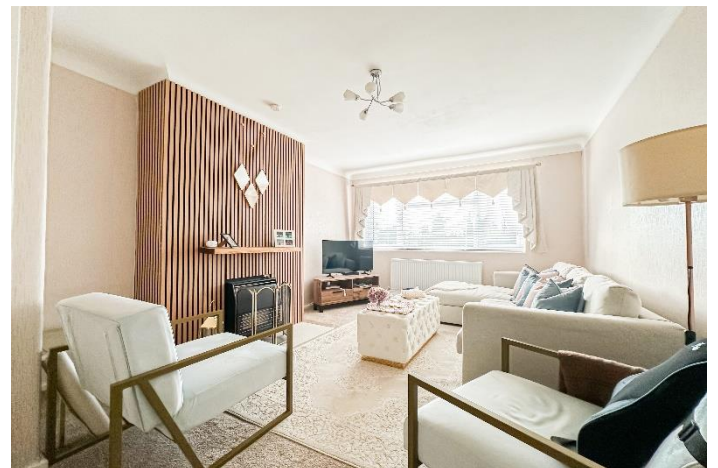




## The Green, Old Swan, Liverpool, L13 4BX

- Delightful Two Bedroom First Floor Apartment
- Refurbished To Excellent Standard Throughout
- Entrance Hall & Welcoming Reception Room
- Two Double Bedrooms & Modern Bathroom
- Located In Residential Community Of Old Swan
- Ideal Purchase For Those Looking To Downsize
- Fitted Modern Kitchen Complete With Pantry
- Balcony & Access To The Communal Grounds



Offers Over £115,000



















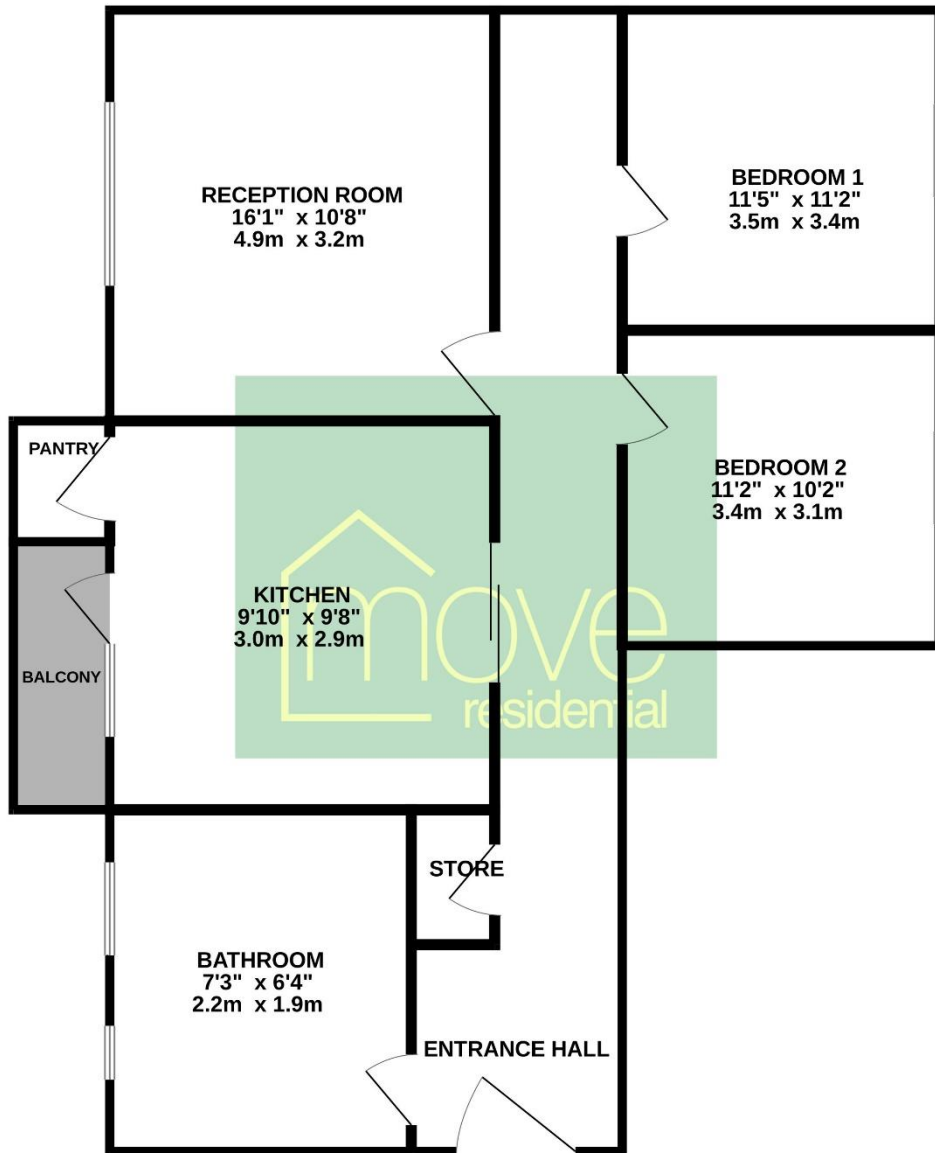
## **Description**

Move Residential are thrilled to present to the sales market this delightful two bedroom first floor apartment, located in the popular residential community of Old Swan, L13. Refurbished to an excellent standard throughout, this presents an opportunity not to be missed for first time buyers or those looking to downsize. You are greeted into this well-proportioned apartment by an inviting entrance hall which boasts stylish wood panelling to the walls, leading you through to a bright and spacious reception room. Finished in a neutral tasteful décor featuring plush carpeting and a fireplace, this offers a welcoming space to relax and unwind. There is a modern kitchen complete with a range of stylish fitted base and wall units, complementary marble pattern worktops, and a pantry. The kitchen also provides access to a balcony, offering the ideal spot to soak up the sun during the warmer months. The sleeping accommodation consists of two generously sized and well-presented double bedrooms, and completing the interior of this lovely apartment is a three-piece contemporary style family bathroom suite. Externally, residents enjoy access to the communal gardens.

## **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 : 1159 sq.ft. (107.7 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		
69-80	C	79 C	79 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.