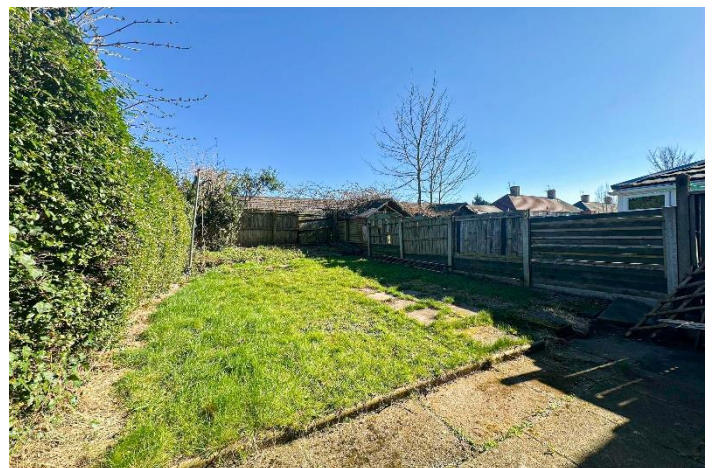




## Western Avenue, Speke, Liverpool, L24 3UP

- Fantastic Three Bedroom Mid Terrace Home
- Fantastic Opportunity For First Time Buyers
- Hall, Two Reception Rooms & Fitted Kitchen
- Modern Family Bathroom & Separate WC
- Located In Popular Residential Area Of Speke
- Spacious & Beautifully Finished Throughout
- Three Generously Proportioned Bedrooms
- Delightful Lawned Rear Garden With Patio



£180,000



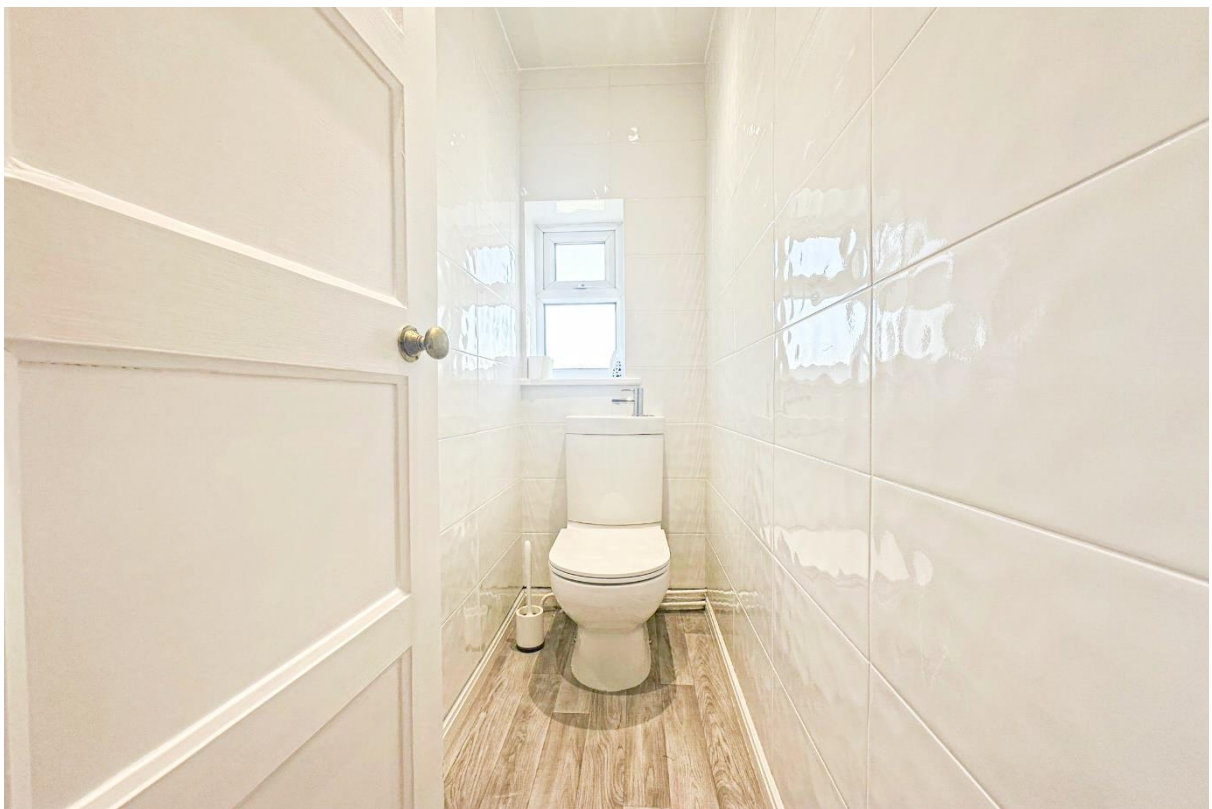
















### EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 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.

## **Description**

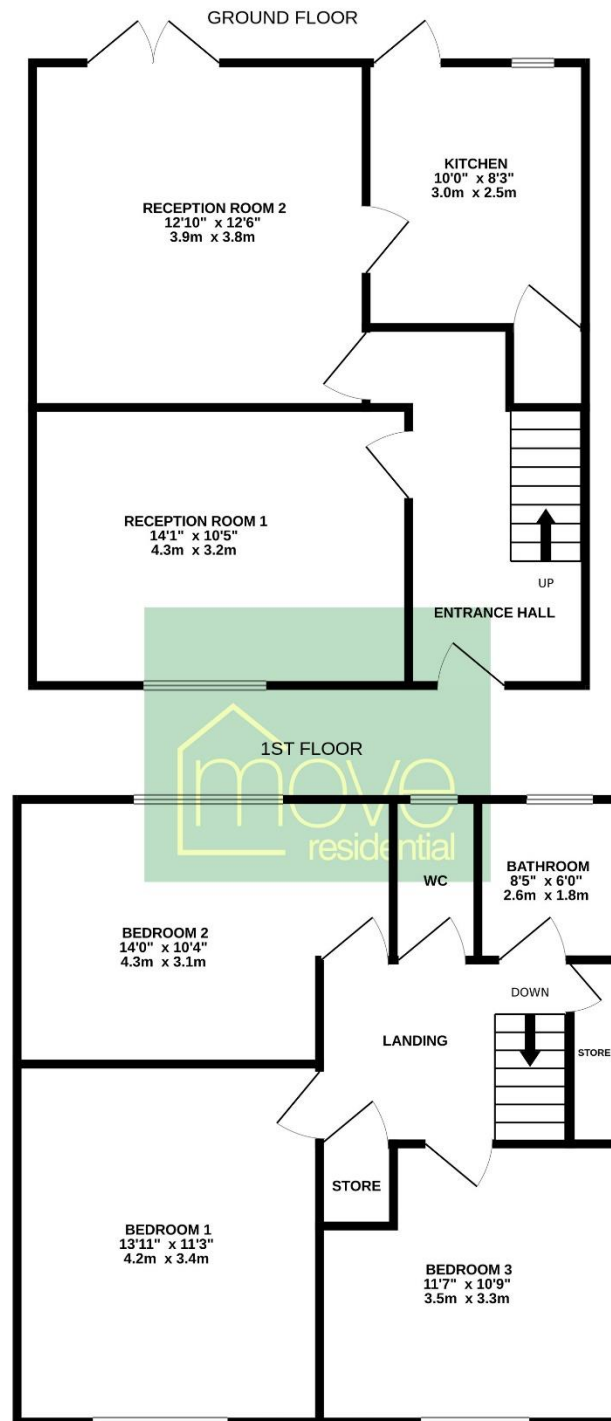
Presenting an opportunity not to be missed for first time buyers looking to get on the property ladder, is this fantastic three bedroom mid terrace property, located on Western Avenue in the popular residential area of Speke, L24. Refurbished to a high standard throughout, the property offers generous and beautifully presented accommodation, promising to make a wonderful future home for a very lucky buyer. Following through the entrance hall, you are led into the first of two bright and spacious reception rooms, each finished in a tasteful neutral décor featuring attractive wood style flooring, with the rear room further enjoying a set of French doors which provide views and access out to the garden. Concluding the ground floor is a modern kitchen complete with a range of stylish fitted units and complementary worktops. Continuing up to the first floor you will find three generously sized double bedrooms, each finished to an excellent standard featuring plush carpeting throughout. Accompanying the sleeping accommodation is a contemporary style family bathroom suite along with a separate WC, and completing the interior of this lovely home is a sizable loft which offers scope for conversion. Externally, the property enjoys from a delightful garden to the rear consisting of a neatly maintained lawn and patio area, providing an idyllic spot for enjoying al-fresco dining during the warmer months. Further benefits to the property include a new roof, facias and guttering, as well as a full rewire and replastering throughout.

## **Location**

Speke is one of Liverpool's success stories. Once one of the most deprived areas in the country, it now boasts the successful and expanding John Lennon international airport, a bustling retail park, home to some of the biggest retail chains in the UK including M&S, B&Q and Next, a Crown Plaza hotel in the beautifully restored Art Deco former airport building and, as ever, the 500 year old, National Trust owned Tudor manor house of Speke Hall. Features of the area which were once used as examples of its decline, such as the closed Bryant and May match factory, are now pointed out as symbols of its regeneration due to the award winning Urban Splash redevelopment of this landmark building. Located close to the City boundary with Knowsley, Speke offers an alternative shopping and living experience while still enabling access to the City centre in a short time. Housing is largely traditional terraced property with smaller detached and semi detached homes within the newer estates and give buyers a 'value for money' option in a rapidly improving location.



## 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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