



Swanside Road, Swanside, Liverpool, L14 7NL

- Promising Three Bedroom Semi Detached Home
- A Rare Find - Available With No Onward Chain
- Porch, Entrance Hall & Spacious Family Lounge
- Three Generously Sized Bedrooms & Bathroom
- Located In Popular Residential Area Of Swanside
- Generously Proportioned & Plenty Of Potential
- Second Substantial Reception Room & Kitchen
- Delightful Garden, Off-Road Parking & Garage



£180,000













Description

Located on Swanside Road in the popular residential area of Swanside, L14, is this promising three bedroom semi detached home, arriving at the sales market courtesy of appointed agents Move Residential. Occupying a substantial corner plot, this property boasts generous living proportions throughout which are practically bursting with potential. Available with no onward chain, this presents an opportunity not to be missed for those searching for a home they can put their own stamp on. You are greeted into the property by an entrance hall which leads through to two bright and spacious reception rooms, followed by a kitchen which offers plenty of scope for modernisation. Continuing up to the first floor you will find two generously sized double bedrooms and a well-proportioned single room, along with a three-piece family bathroom suite which completes the interior of this home. Externally, the property further benefits from a delightful garden to the rear, whilst to the front a driveway provides ample off-road parking, and a sizable garage offers an abundance of additional storage space.

Location

Swanside is in close proximity to Roby which is approximately 6 miles from Liverpool City Centre. In addition there are 8 parks, including Court Hey Park which contains the National Wildflower Centre, a library, which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, Christ the King and Cardinal Heenan. Railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby and the proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.

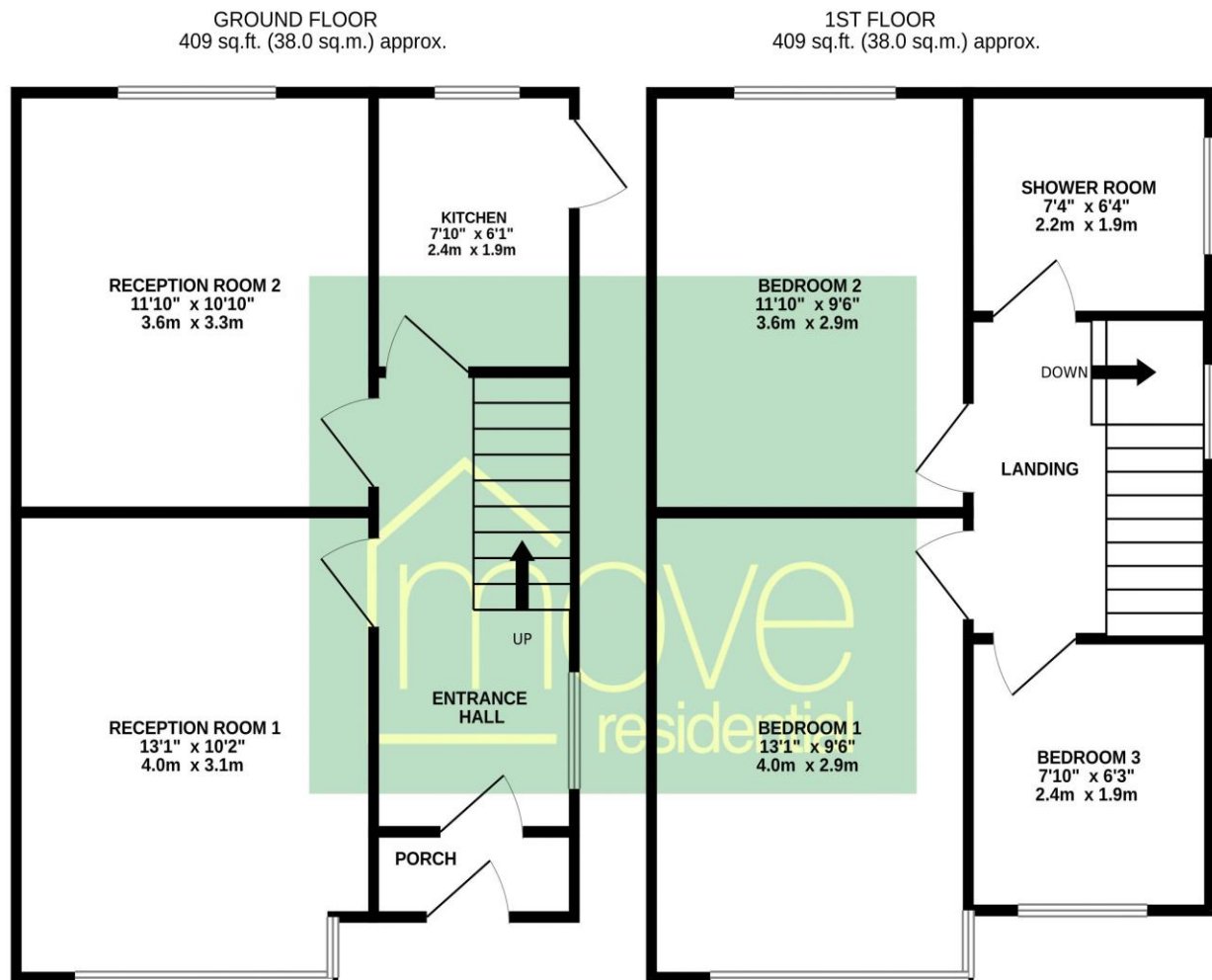
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 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.

Floor Plan



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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