



## Baileys Lane, Halewood, Liverpool, L26 2XB

- Charming Three Bedroom End Terrace Home
- Well-Proportioned & Impeccably Presented
- Sizable Fitted Kitchen With Sunroom To Side
- Shower Room & Downstairs Bathroom Suite
- Located In Highly Popular Area Of Halewood
- Entrance Hall & Two Spacious Living Rooms
- Three Bright & Generously Sized Bedrooms
- Delightful Flagged Rear Garden & Driveway



£250,000

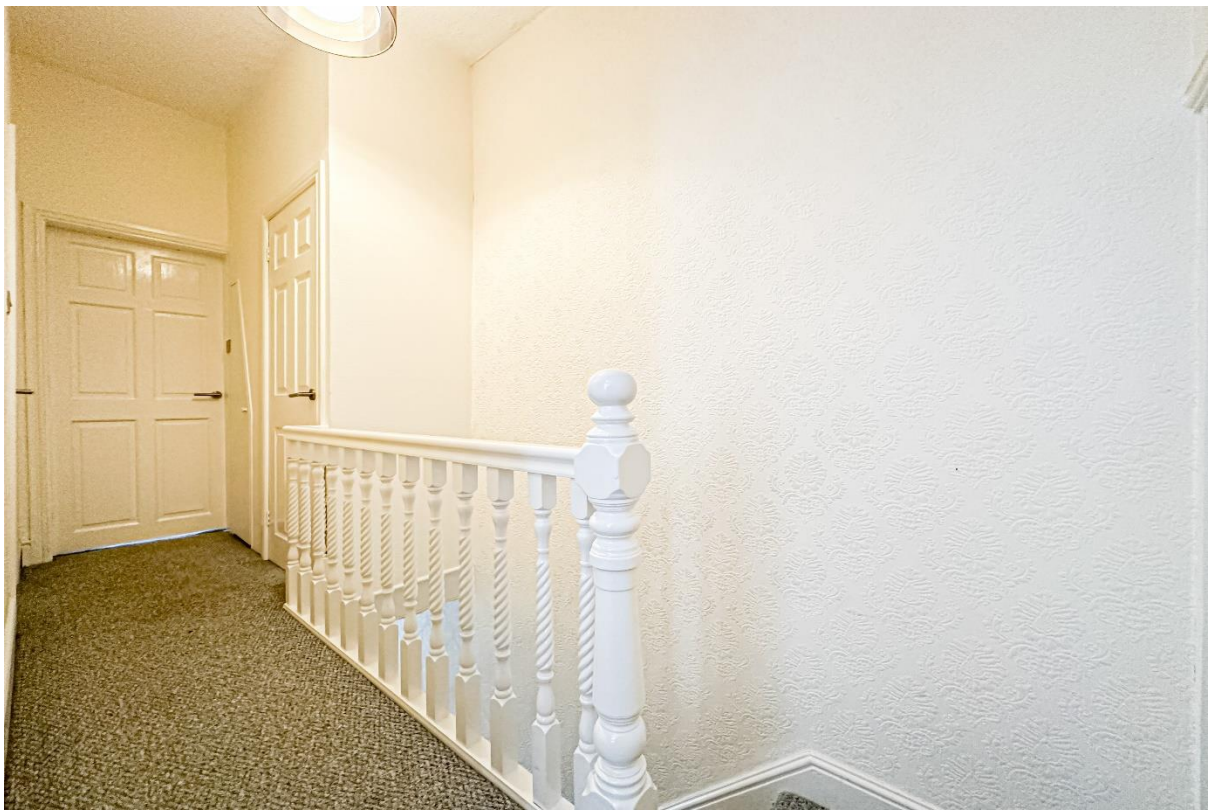








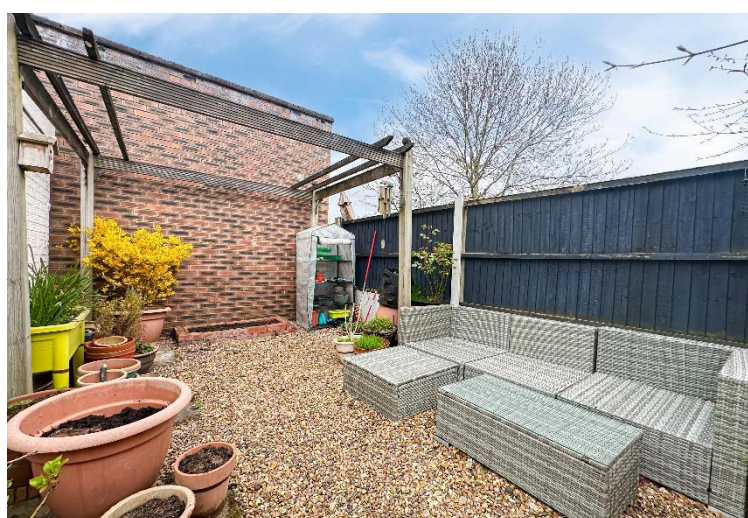












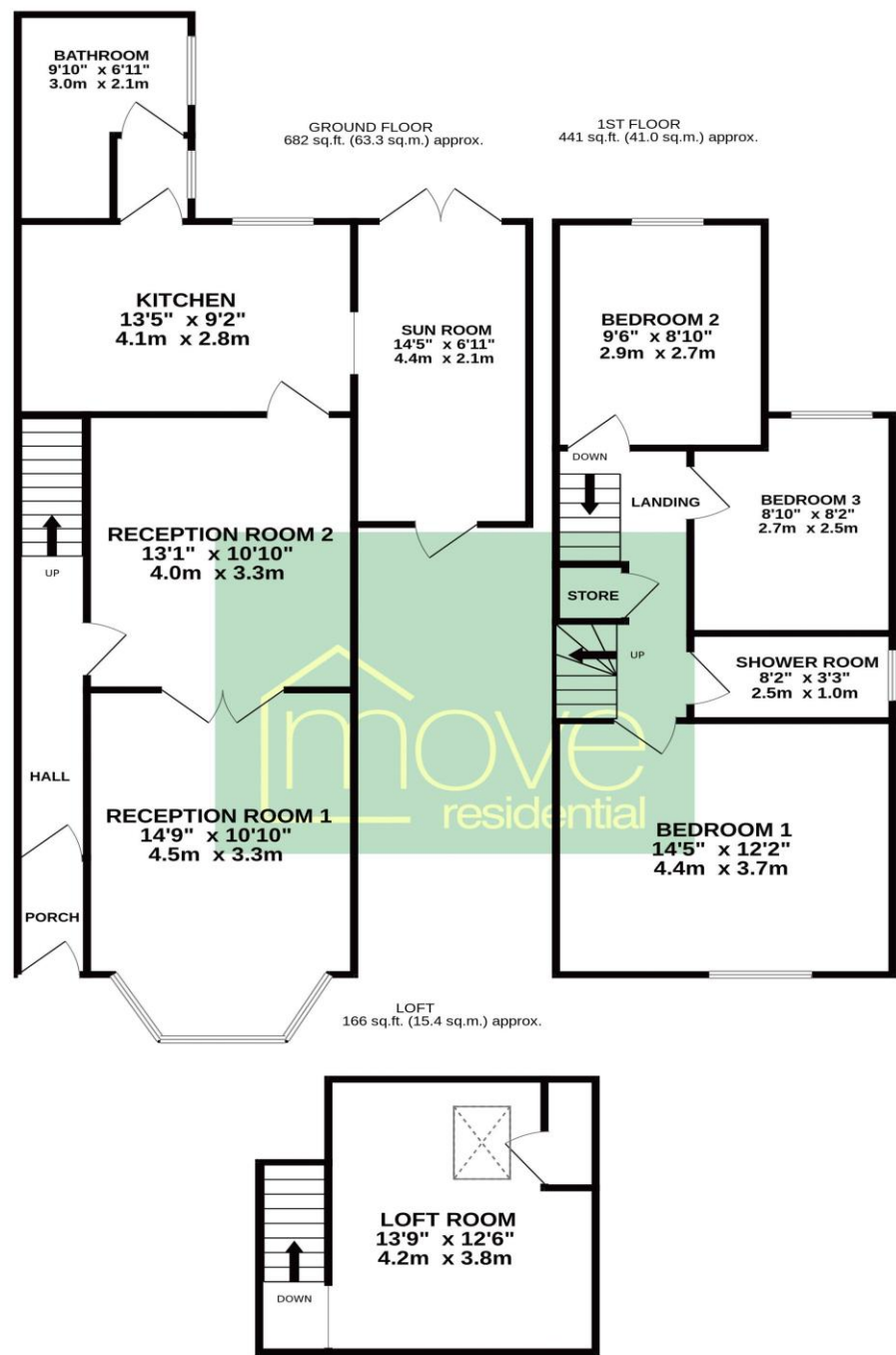
## **Description**

This charming three bedroom end terrace home, located on Baileys Lane in the popular residential area of Halewood, L26, is proudly presented to the sales market courtesy of appointed agents Move Residential. Boasting a characterful frontage with generous and beautifully presented accommodation within, this promises to make a wonderful future home for a growing family. Following through the inviting entrance hall you are led into the first of two spacious reception rooms, each enjoying a tasteful décor and plush carpeting, providing welcoming and stylish spaces to relax and entertain guests. The front lounge boasts a bay window which floods the room with natural light, whilst the rear sitting room showcases a feature fireplace. Following this is a sizable kitchen complete with a range of fitted base and wall units and plentiful surface space, along with a sunroom to the side which provides access into the garden, and completing the ground floor is a four-piece family bathroom suite. Continuing up to the first floor you will find three well-proportioned bedrooms, each finished to an impeccable standard, accompanied by a deluxe shower room. At the pinnacle of the property is a bright and airy loft room, complete with a velux window, which adds the finishing touch to the interior of this lovely home. Externally, the property further benefits from a flagged rear garden which provides a delightful low-maintenance outdoor space for enjoying al-fresco dining during the summer months. To the front, a driveway provides off-road parking.

## **Location**

Halewood is part of the Metropolitan Borough of Knowsley, to the south east of the City, close to Hunts Cross and Woolton. Its industrial heritage is still evident today in the form of the Jaguar Land Rover production facility and the Getrag gearbox factory. Halewood Railway Station and the nearby M57 and M62 motorways offer easy links into and out of the City, while Halewood Shopping Centre, Halewood Leisure Centre and the Green Flag accredited Halewood Park provide weekend amenities.

Floor Plan



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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             |         | 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.