

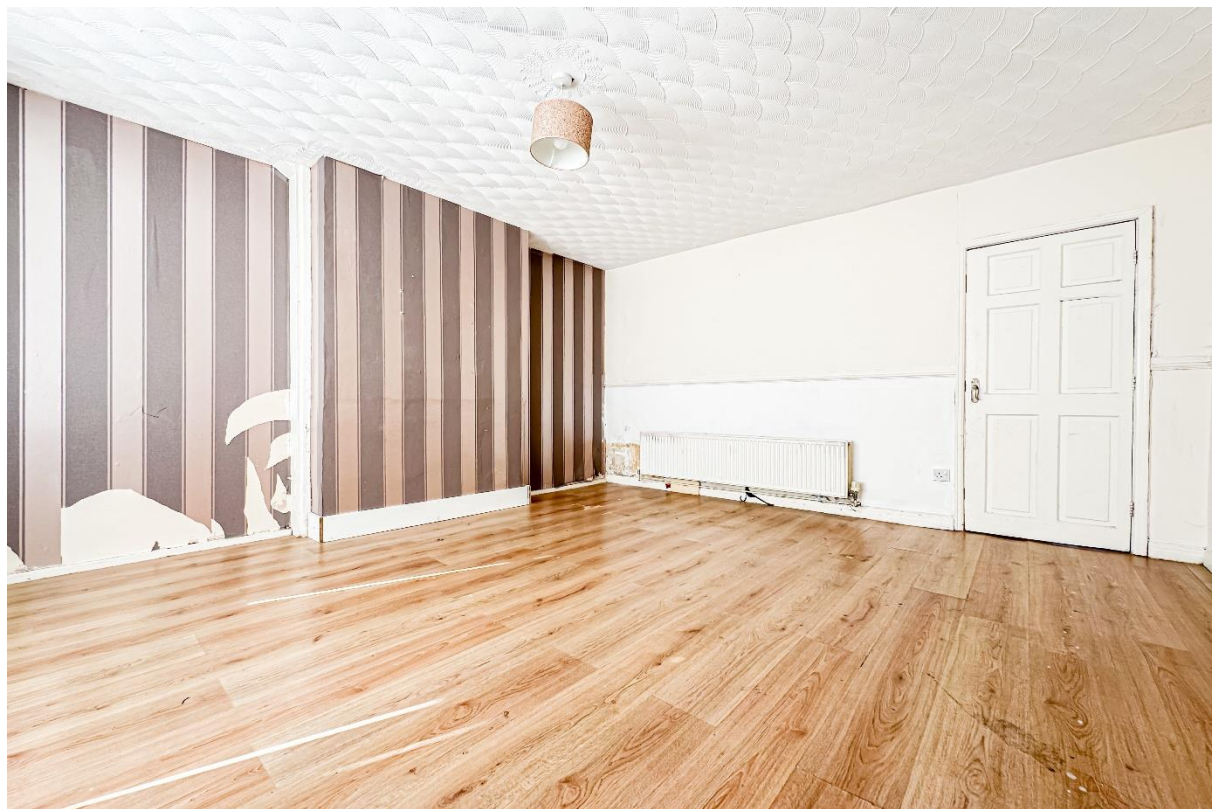


Rothbury Road, Dovecot, Liverpool, L14 4AD

- Promising Three Bedroom Terrace Property
- Well-Proportioned With Plenty Of Potential
- Sizable Extended Kitchen With Fitted Units
- Three Bright & Generously Sized Bedrooms
- Located In The Residential Area Of Dovecot
- Entrance Hall & Bay-Fronted Family Lounge
- Ground Floor Three-Piece Family Bathroom
- Delightful Rear Garden & Off-Road Parking



Offers in the Region Of £125,000









Description

Welcomed to the sales market by appointed agents Move Residential, is this promising three bedroom terrace home, located on Rothbury Road in the popular residential area of Dovecot, L14. Boasting generous living proportions throughout which are bursting with potential, this presents an opportunity not to be missed for those searching for a property they can put their own stamp on. An entrance hall greets you into the property, leading through to spacious bay-fronted family lounge which is followed by an extended kitchen, and a three-piece family bathroom suite. The sleeping accommodation is located to the first floor, made up of three well-proportioned bedrooms. Externally, the property further benefits from a delightful garden to the rear, as well as a substantial driveway which provides ample off-road parking.

Location

The property's location provides easy access to local amenities, local schools and recreational facilities. The property also benefits from being only a short distance away from easy access to Liverpool city centre and surrounding areas there is also access to all major road networks including the M62 motorway.

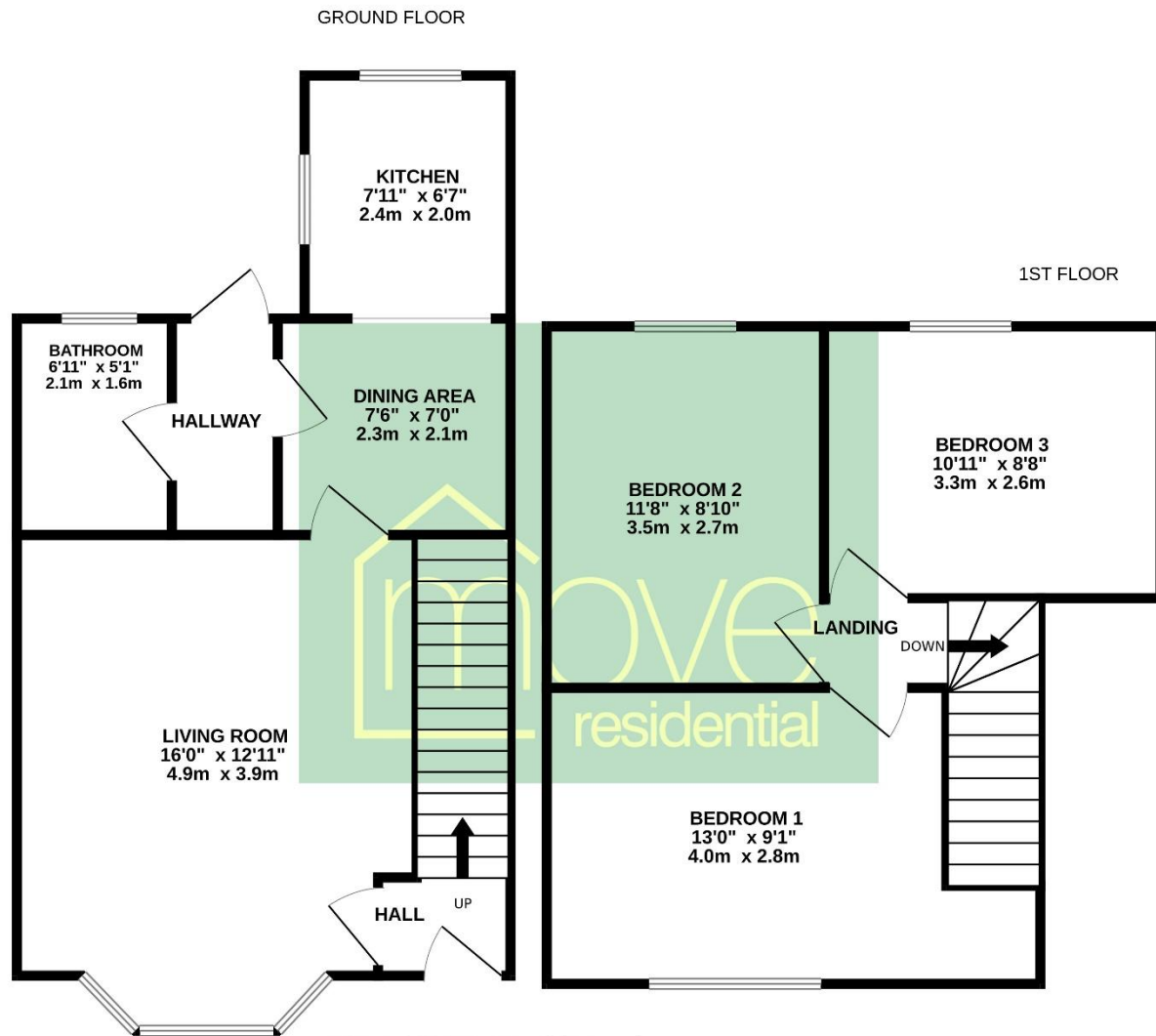
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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.

Floor Plan



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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