

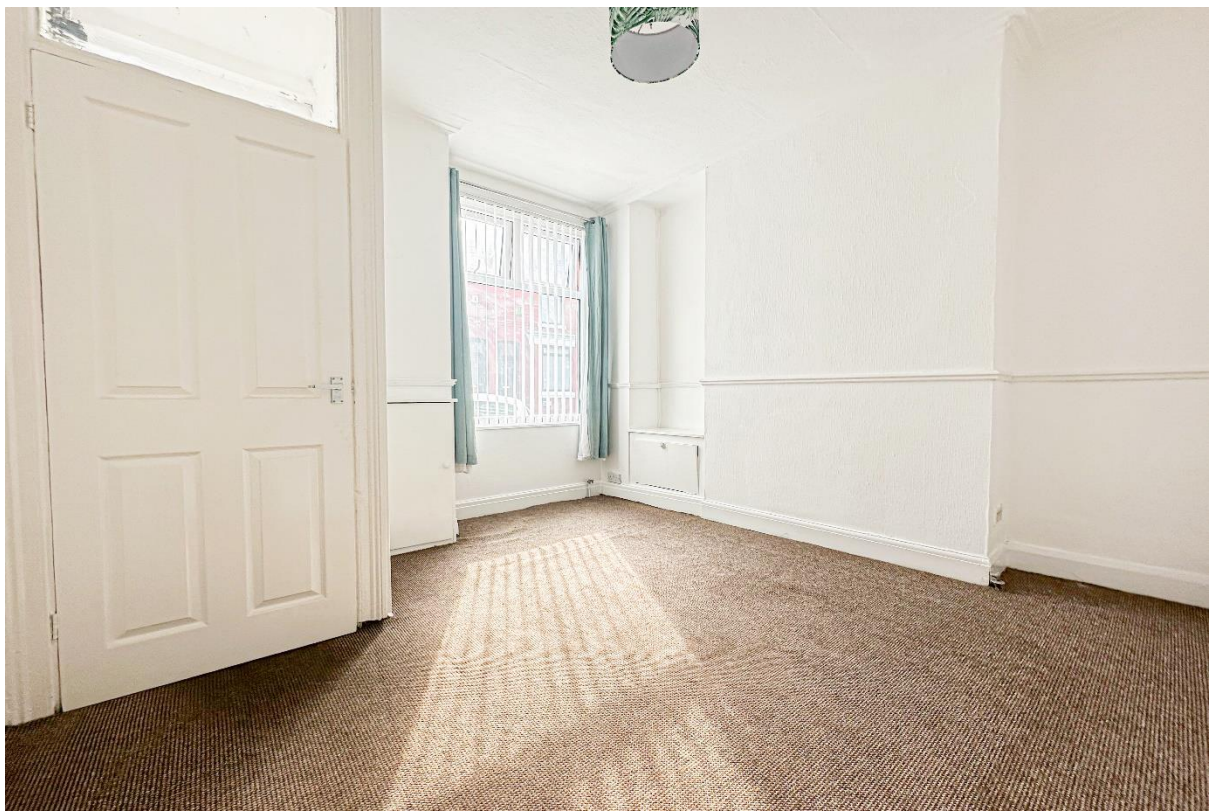


Day Street, Old Swan, Liverpool, L13 2DS

- Two Bedroom Mid Terrace Home
- Well-Proportioned & Maintained
- Two Reception Rooms & Kitchen
- Contemporary Family Bathroom
- Located In Popular Old Swan Area
- Opportunity For First Time Buyers
- Two Generously Sized Bedrooms
- Low-Maintenance Yard To Rear



£120,000











Description

Promising to make an ideal purchase for investors or first time buyers looking to get on the property ladder, is this brilliant two bedroom mid terrace property, located on Day Street in the popular residential community of Old Swan, L13. Presented to the sales market by Move Residential, the property boasts well-proportioned and maintained accommodation throughout. Upon entering the property, you are greeted by a bright and spacious family lounge, which leads through to a second substantial reception room, and then a fitted kitchen. The first floor is home to two generously sized bedrooms, accompanied by a three-piece family bathroom suite. Externally, the property further benefits from a low-maintenance enclosed rear yard.

Location

Old Swan boasts a robust sense of community bolstered by an array of conveniently located amenities, making it a particularly coveted choice among first-time buyers and families. Prospective investors also cast an eye toward the area for lucrative buy-to-let opportunities. Greenspaces is fulfilled by both Doric Park and Newsham Park, and a mere short stroll away stands Edge Lane's Liverpool Shopping Park - an expansive complex housing an eclectic mix of retail outlets, dining establishments, a bowling alley, and even a gym. Grocery shopping options abound with the likes of M&S Food Hall, Lidl, and Aldi supermarkets in close proximity. Schools in the area are considered very good, encompassing primary institutions like St. Sebastian's Primary School and St. Cuthbert's, along with the Holly Lodge Secondary School and Broadgreen International Academy. Accessing the heart of the City proves effortless, as a mere 10-minute drive connects Old Swan to Liverpool's Town Centre. Exceptional bus services provide seamless connectivity to both the City and its surrounding areas, with Broadgreen and Wavertree Technology Park train stations in the vicinity facilitating efficient commuting. Notably, easy access to the M62 is offered via Edge Lane Drive, while the M54 can be conveniently reached through Queens Drive.

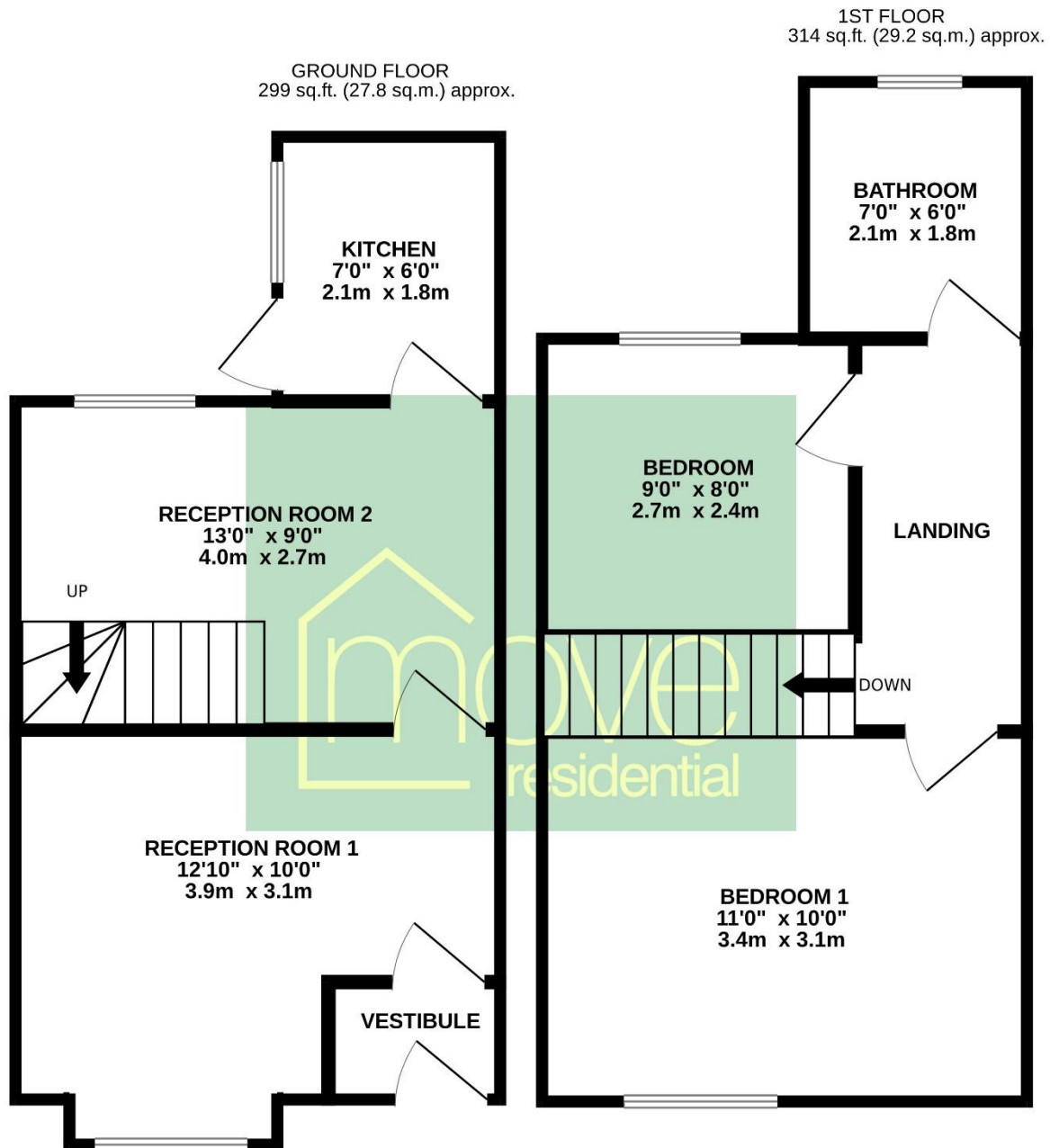
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 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 : 613 sq.ft. (56.9 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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