



Highfield Road, Old Swan, Liverpool, L13 3BR

- Fantastic Three Bedroom Terrace Property
- Well-Proportioned & Beautifully Presented
- Generously Sized Open Plan Kitchen Diner
- Large Four-Piece Family Bathroom Suite
- Located In Residential Area Of Old Swan
- Hallway & Two Spacious Reception Rooms
- Three Bright & Sizable Double Bedrooms
- Low-Maintenance Enclosed Yard To Rear



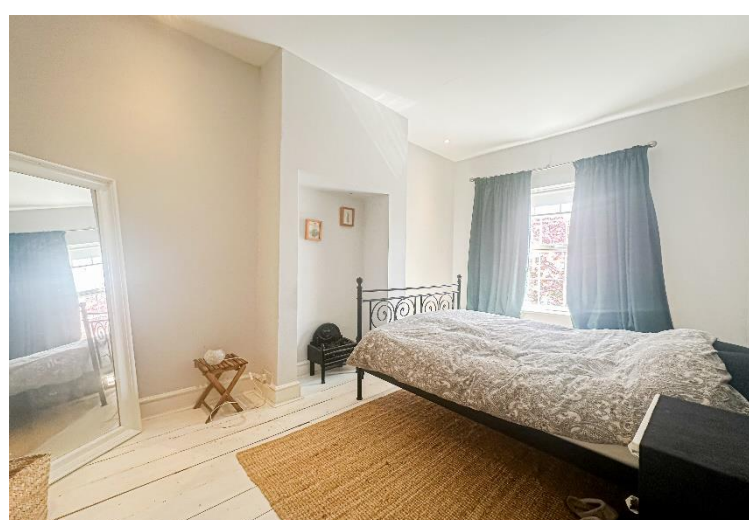
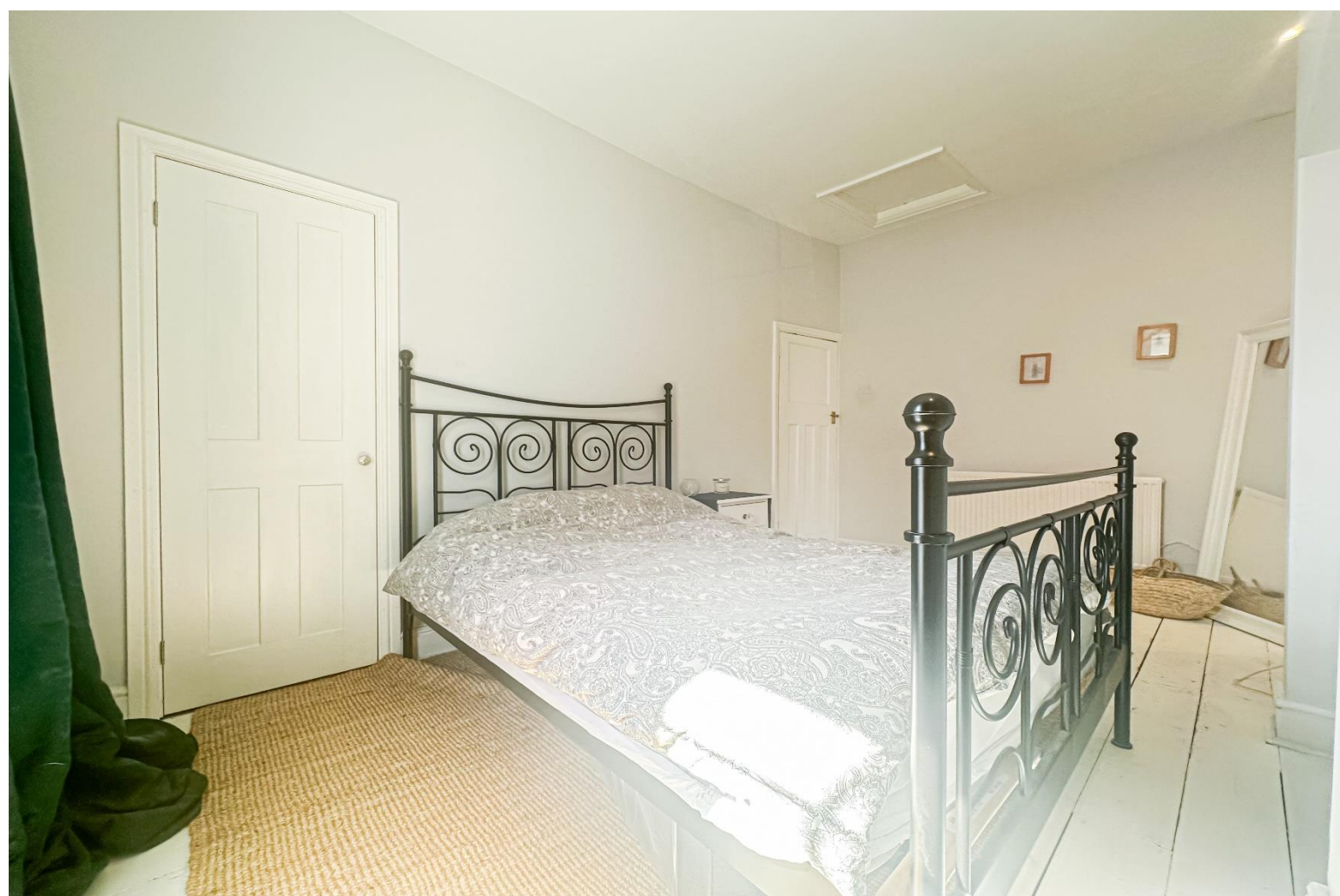
£200,000

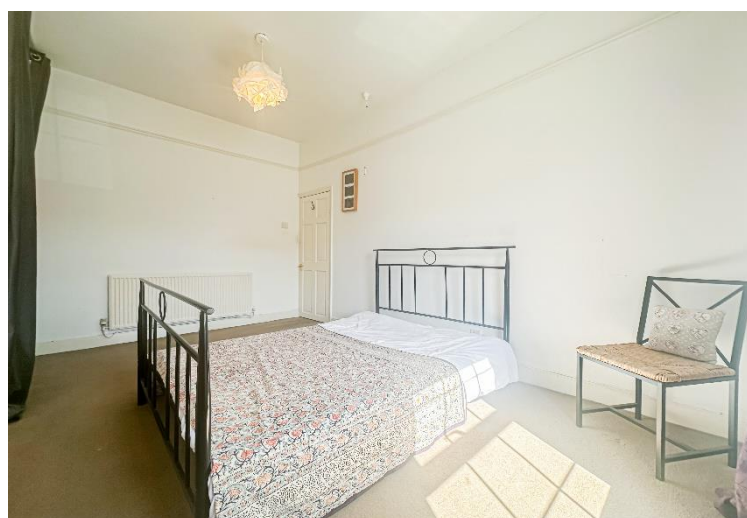
















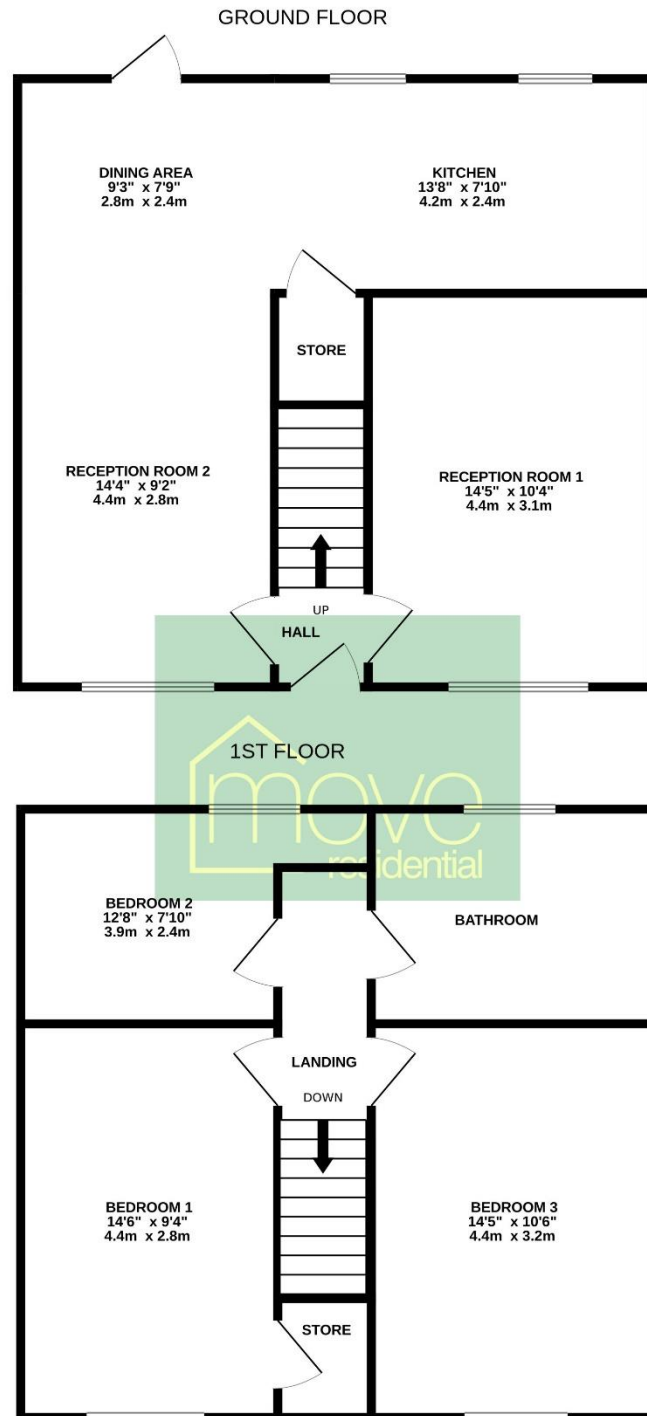
Description

Located on Highfield Road in the popular residential community of Old Swan, L13, is this fantastic three bedroom mid terrace home, offered for sale with no onward chain by appointed agents Move Residential. Boasting generous and beautifully presented living proportions throughout, this promises to make a fantastic future home for a growing family. Following through the inviting entrance hall, you are led into the first of two bright and spacious reception rooms, each showcasing a feature fireplace, presenting welcoming spaces to relax and entertain guests. The second reception room flows seamlessly into a generously sized kitchen diner which is complete with a range of fitted base and wall units, complementary worktops providing plentiful surface space, and ample room to accommodate a dining table, providing a social space for cooking in company and enjoying mealtimes. Continuing up to the first floor, you will discover three generously sized double bedrooms, each finished to an excellent standard and receiving plenty of daylight. Accompanying the sleeping accommodation and completing the interior of this wonderful home is a four-piece family bathroom suite. Externally, the property further benefits from a low-maintenance enclosed rear yard.

Location

Retaining a busy high street with a lively mix of local and chain stores, as well as a large Tesco and new Aldi supermarket, Old Swan has a strong sense of community and a range of amenities which make it particularly popular with first time buyers and families. Investors also look for buy to let properties in the area. Housing is mainly traditional terraced property in roads off the main Prescot Road, however, some unique older properties, which utilise the local sandstone, exist off Derby Lane. Green space can be found in Doric Park, tucked away off Acanthus Road, and good leisure facilities including a bowling alley, multiplex cinema and restaurants are nearby at Edge Lane Retail Park. The historic reading rooms on Prescot Road have recently been refurbished as a library, a Lifestyles Fitness Centre is available on Bankfield Road and Vagabonds Lawn Tennis Club is located on Queens Drive. Schools include 6th form and technology college, Broadgreen International School as well as Holly Lodge Girls College. There is almost immediate access to the M62 via Edge Lane Drive, and the rest of Liverpool, and the M57, is easily reached via Queens Drive. Bus services both into the City and to surrounding areas are excellent and nearby Broadgreen and Wavertree Technology Park train stations take commuters into and out of the City.

Floor Plan



TOTAL FLOOR AREA : 1087sq.ft. (101.0 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 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.