

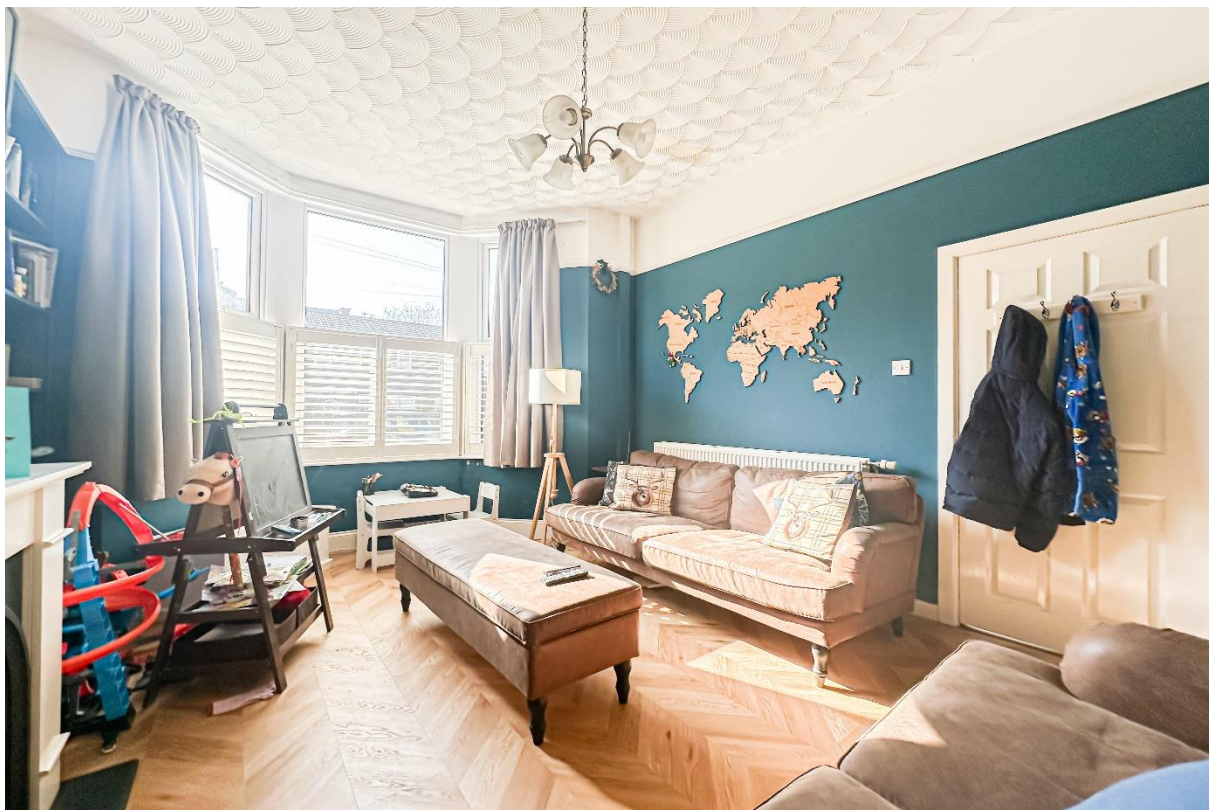


Lorne Street, Fairfield, Liverpool, L7 0JP

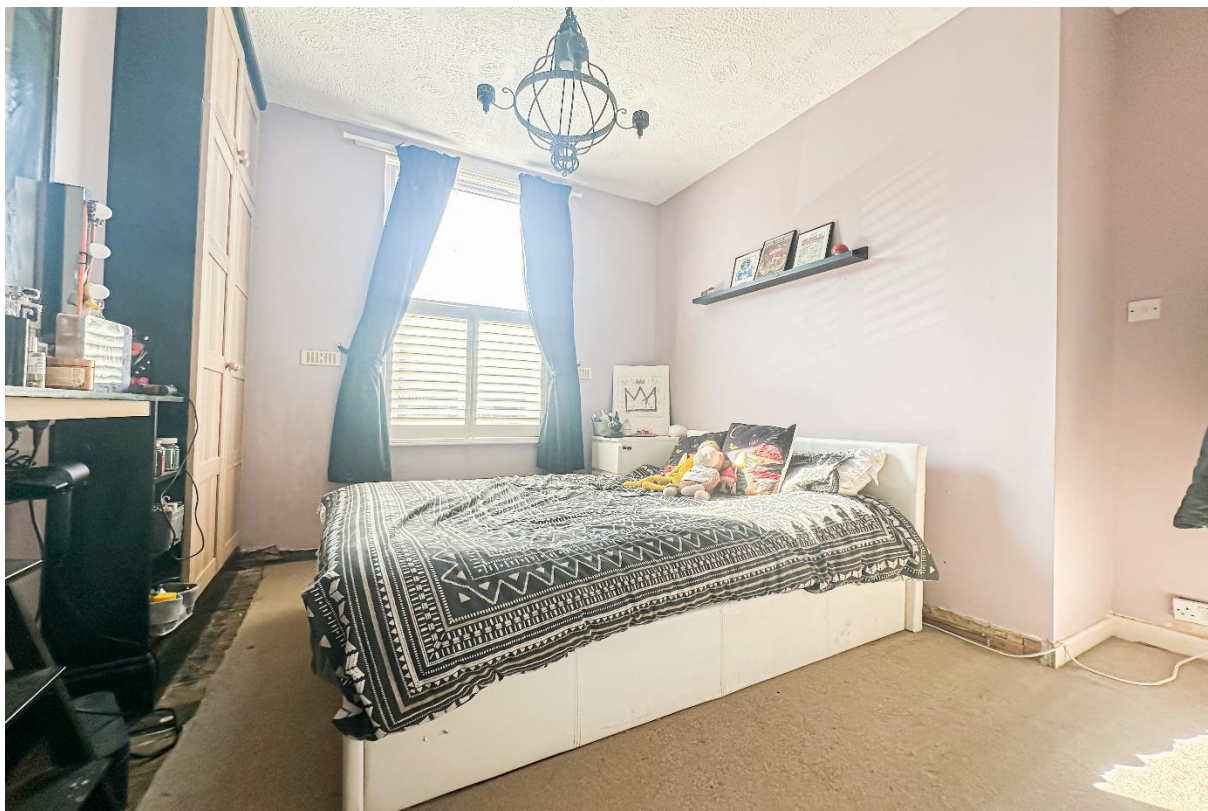
- Charming Three Bedroom Detached Property
- Spacious & Beautifully Presented Throughout
- Second Reception Room & Extended Kitchen
- Deluxe Three-Piece Family Bathroom Suite
- Located In Popular Residential Area of Fairfield
- Entrance Hall & Bay-Fronted Family Lounge
- Two Double Bedrooms & Large Single Room
- Low-Maintenance Enclosed Yard To The Rear



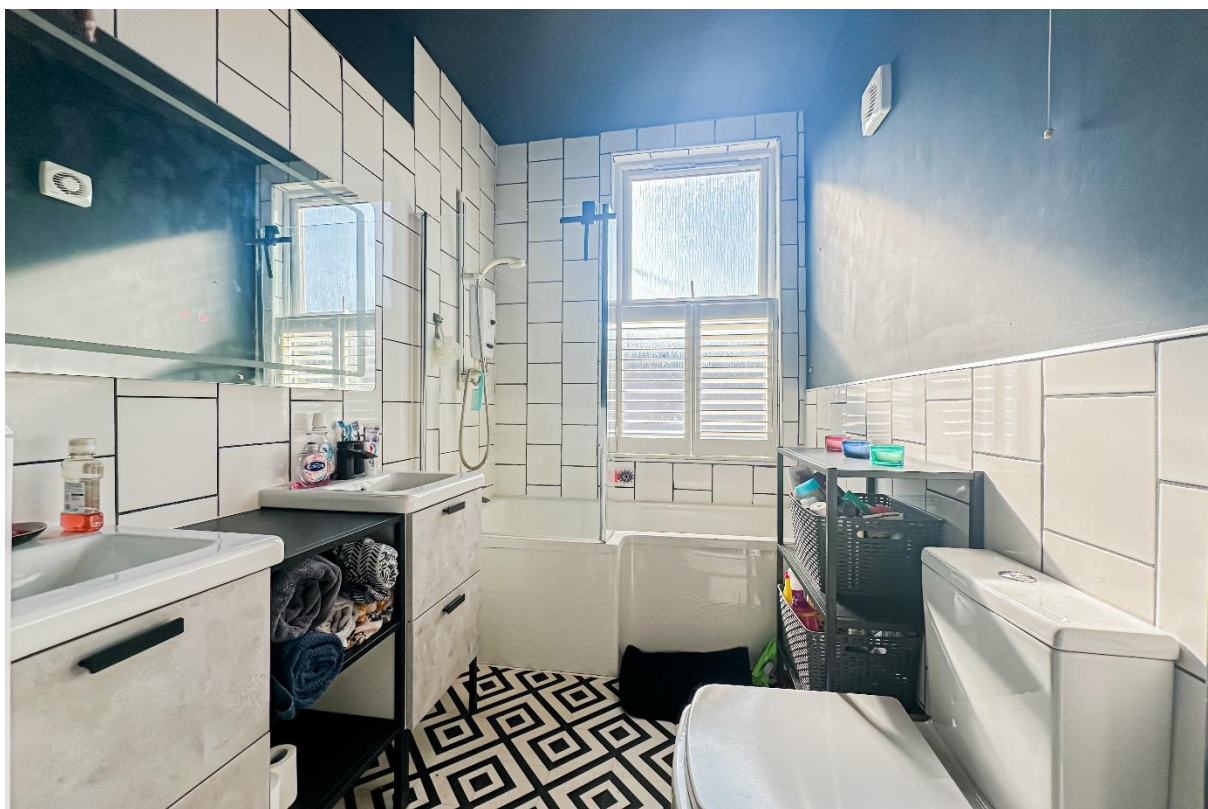
Offers in Excess of £195,000











Description

This charming three bedroom detached home, located on Lorne Street in the favoured residential area of Fairfield, L7, is introduced to the sales market by appointed agents Move Residential. Boasting generous and beautifully presented accommodation throughout, this promises to make a wonderful future home for a growing family. Following through the inviting entrance hall, you are led into a spacious family lounge, awash with natural light courtesy of a bay window. Finished in a tasteful décor which complements the attractive parquet style flooring and eye-catching feature fireplace, this presents a welcoming space to relax and unwind. Continuing through you will find a second substantial and well-presented reception room, presenting the perfect setting for enjoying family mealtimes, leading through to an extended kitchen which is complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space. Continuing up to the first floor you will discover two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard, accompanied by a deluxe three-piece family bathroom suite. Externally, the property further benefits from a low-maintenance enclosed rear yard, providing the ideal spot for enjoying al-fresco dining during the warmer months.

Location

Kensington is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature of the property here and enjoy having the City Centre so close to hand. Property is primarily traditional Victorian terraced housing but with some notable Georgian properties and impressive Villas closer to town and around Fairfield. Prices, even for the larger properties, compare very favourably with the rest of the City, making for good prospects for a sound rental return and giving first time buyers more house for their money. Full of contrasts and surprises, the area includes the Grade II listed, 121 acre Newsham Park which is surrounded by fine architecture - largely on Prospect Vale and Fairfield Crescent - and is a designated conservation area. Shops are many and varied along Kensington and West Derby Road, with larger, national chain stores located on Prescot Road and at Edge Lane Retail Park, which also has restaurants and a multiplex cinema. Frequent train services to Manchester and into Liverpool run from Edge Hill Station, buses are regular and Edge Lane/Drive takes drivers straight on to the start of the M62.

Floor Plan



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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 58 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.