



Elm Road, Walton, Liverpool, L4 5UT

- Three Bedroom Mid Terrace Property
- Fully Re-Furnished To High Standard
- Hall & Two Bright Reception Rooms
- Three Substantial Double Bedrooms
- Located In Residential Area Of Walton
- Ideal For First Time Buyers/Investors
- Fitted Kitchen & Modern Bathroom
- Low-Maintenance Enclosed Rear Yard



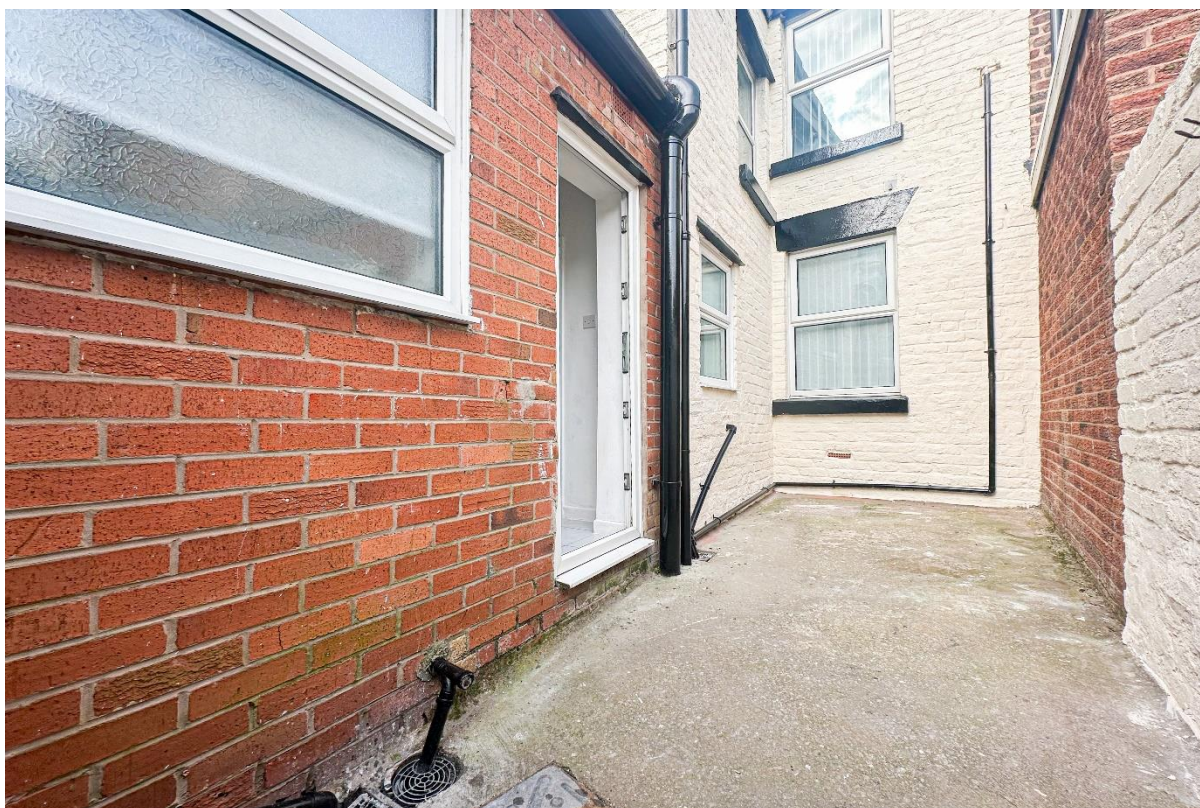
Offers Over £140,000











EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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.

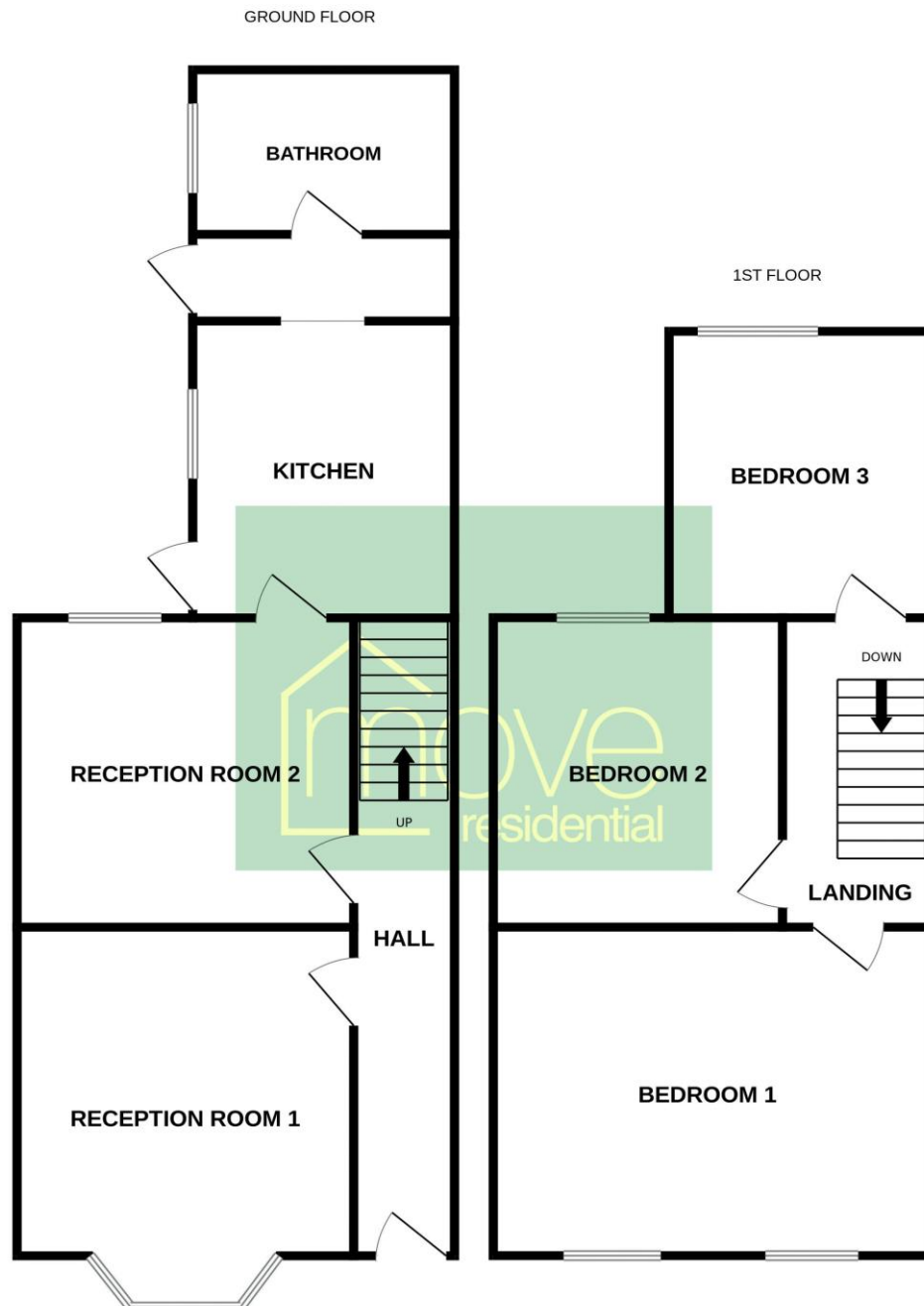
Description

Presenting an opportunity not to be missed for first time buyers and investors is this fantastic three bedroom mid terrace home, introduced to the sales market by appointed agents Move Residential. Located on Elm Road in the popular residential area of Walton, L4, this property has been fully re-furbished to a high standard throughout, promising to make a brilliant purchase for a very lucky buyer. An entrance hall greets you into the property, leading through to a spacious lounge which is finished in a neutral tasteful décor featuring attractive wood style flooring, and awash with natural light courtesy of a bay window. This is followed by a second substantial and beautifully presented reception room, leading into a modern kitchen complete with a range of sleek fitted base and wall units, and complementary worktops. Concluding the ground floor is a contemporary style three-piece family bathroom suite. Continuing up to the first floor, you will discover three generously sized double bedrooms, each finished to an excellent standard featuring plush carpeting. Externally, the property further benefits from a low-maintenance enclosed yard to the rear.

Location

Walton is popular with families and first time buyers who can find affordable housing within easy reach of the City Centre and a number of good schools and other amenities. Property is mainly traditional terraced housing, with some more modern apartment developments. Nearby is Stanley Park - 111 acres of Grade II listed grand Victorian Park - complete with lakes, pavilions and a rose garden, and Walton Park is just a stone's throw away. Local buses are frequent, train connections can be made at Bank Hall and Kirkdale Stations in L4 and Sandhills In L5, and the M57 is within easy reach for car journeys out of Liverpool.

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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