



## Shaftesbury Terrace, Old Swan, Liverpool, L13 3BD

- Stunning Three Bedroom Terrace Home
- Offered For Sale With No Onward Chain
- Entrance Hall & Two Reception Rooms
- Three Beautifully Presented Bedrooms
- Located In Residential Area Of Old Swan
- Refurbished To An Immaculate Standard
- Fitted Kitchen & Downstairs Bathroom
- Cellar & Low-Maintenance Rear Yard



£170,000























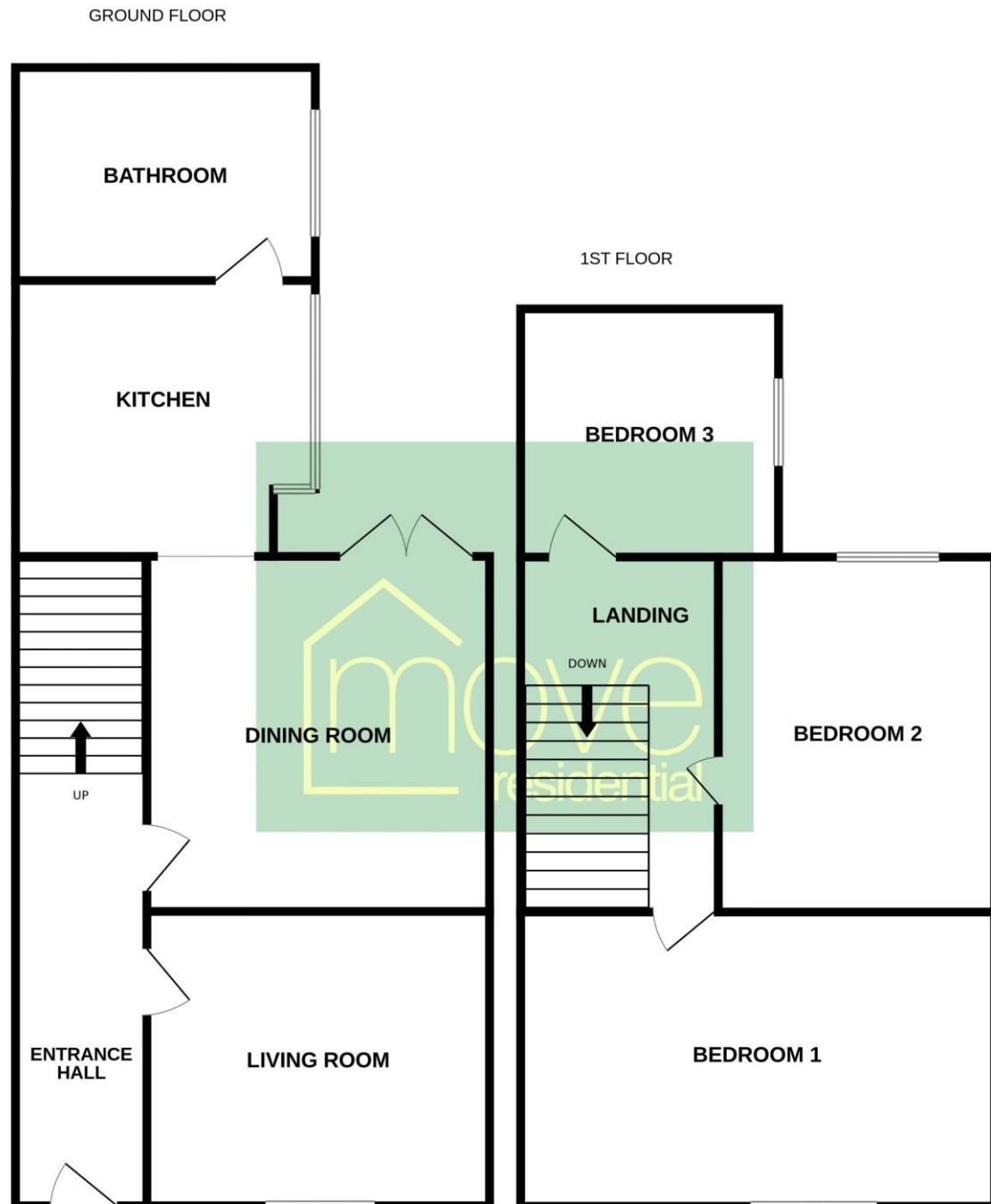
## **Description**

Located on Shaftesbury Terrace in the popular residential community of Old Swan, L13, is this stunning three bedroom mid terrace home, offered for sale with no onward chain courtesy of appointed agents Move Residential. Fully refurbished to a high standard throughout, this property boasts spacious and immaculately presented interiors, promising to make an enviable future home for a growing family. An inviting entrance hall greets you into the property, leading through to the front reception room which is beautifully finished in a neutral tasteful décor featuring an eye-catching fireplace and attractive parquet style flooring. This is followed by a second impeccably presented reception room which enjoys a set of French doors providing access out to the rear yard and flooding the space with natural light. Continuing through you will find a modern fitted kitchen complete with a range of stylish fitted units and complementary worktops, leading through to a contemporary style three-piece family bathroom suite. The property continues to impress as you ascend to the first floor which is home to three well-proportioned bedrooms, each finished to an immaculate standard featuring plush carpeting. Completing the interior of this fabulous home is a cellar complete with heating and electric, and 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



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		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.