



## Gidlow Road, Old Swan, Liverpool, L13 2AW

- Brilliant Three Bedroom Terrace Home
- Perfect For First Time Buyers/Investors
- Through Reception Room & Kitchen
- Contemporary Three-Piece Bathroom
- Located In Favoured Area Of Old Swan
- Generously Proportioned Throughout
- Three Bright & Substantial Bedrooms
- Low-Maintenance Enclosed Rear Yard



Offers Over £110,000











## EPC Summary

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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.

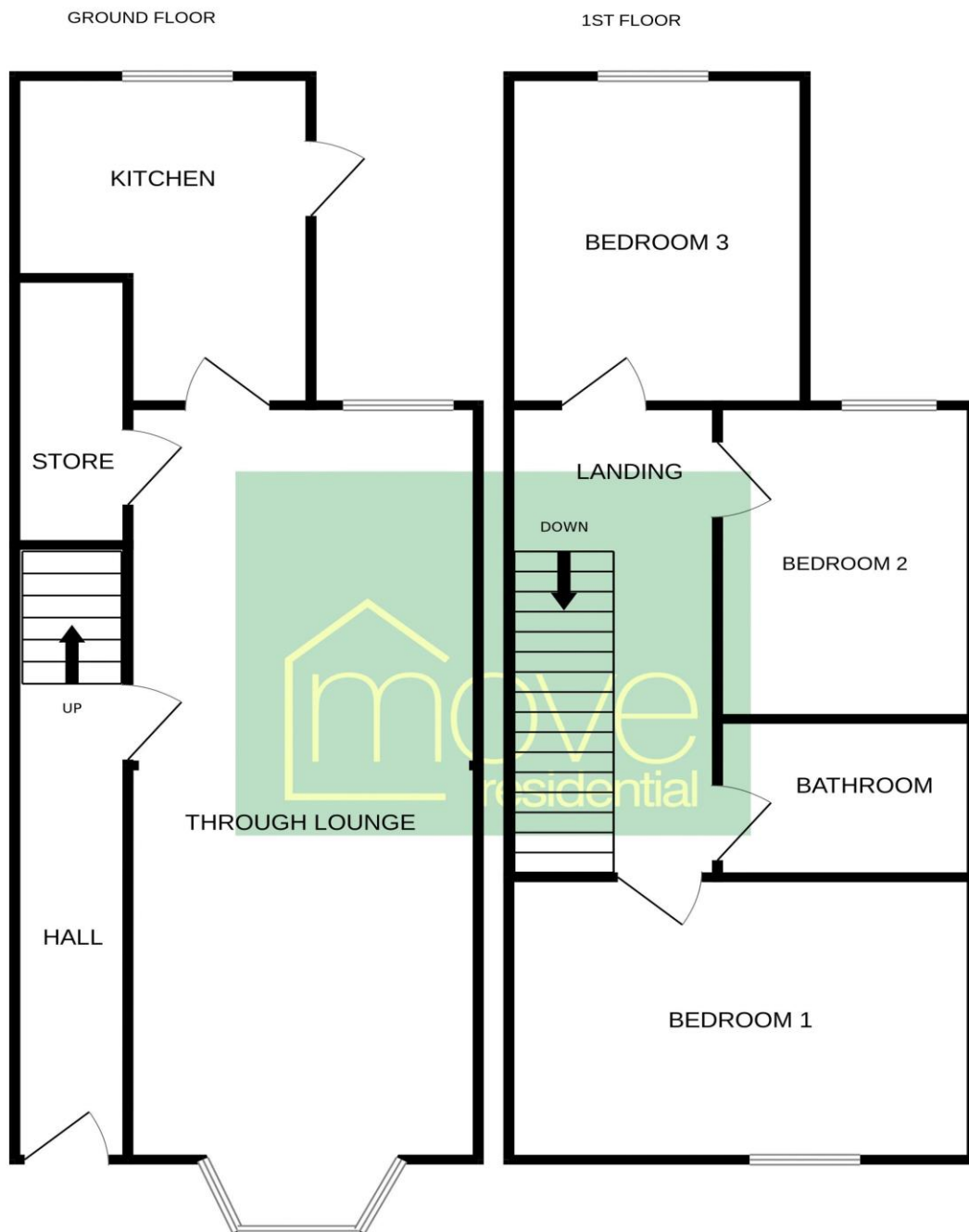
## **Description**

Located on Gidlow Road in the popular residential community of Old Swan, L13, is this brilliant three bedroom mid terrace home, offered for sale by appointed agents Move Residential. Spacious and well-presented throughout, this is certain to make an ideal purchase for investors or first time buyers. An inviting entrance hall greets you into the property, leading into a generous through lounge which enjoys a bay window flooding the space with natural light, offering a delightful space for relaxing and enjoying mealtimes. Following this is a kitchen complete with a range of fitted base and wall units and plentiful worktop space. Continuing up to the first floor, you will discover three bright and well-proportioned bedrooms, each featuring plush carpeting, accompanied by a contemporary style three-piece family bathroom suite. Externally, a low-maintenance enclosed yard to the rear provides the ideal outdoor spot for enjoying al-fresco dining.

## **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 M62 can be conveniently reached through Queens Drive.

## 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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