



Linkfield Close, Belle Vale, Liverpool, L27 1XQ

- Delightful Three Bedroom Terrace Home
- Available For Sale With No Onward Chain
- Hall, Family Lounge, Fitted Kitchen & WC
- Modern Shower Room With Separate WC
- Located In The Popular Area Of Belle Vale
- Spacious & Well-Maintained Throughout
- Three Generously Proportioned Bedrooms
- Lovely Garden To Rear & Off-Road Parking



£175,000















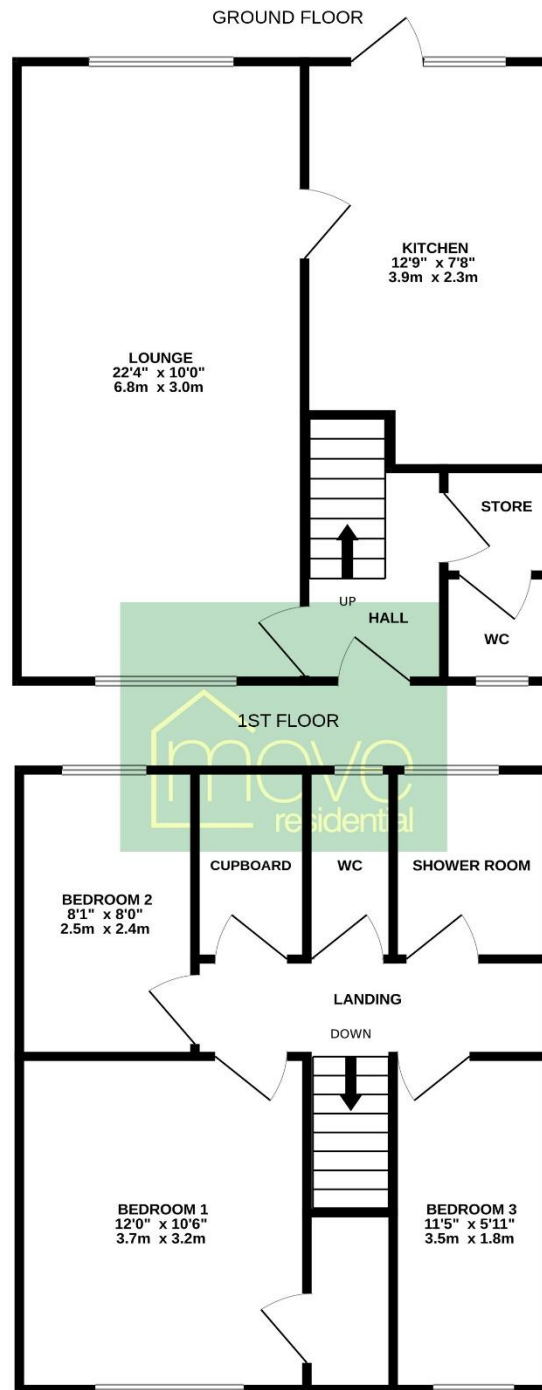
Description

Move Residential are delighted to offer for sale, with no onward chain, this charming three bedroom terrace home, located on Linkfield Close in the popular residential area of Belle Vale, L27. Boasting spacious and well-maintained accommodation throughout, this would prove to make an ideal purchase for first time buyers looking to get on the property ladder or those wanting to downsize. You are greeted into the property by an inviting entrance hall leading into a welcoming family lounge, finished in a neutral décor which complements the feature fireplace. This is followed by a sizable fitted kitchen which offers scope for modernisation, and concluding the ground floor is a convenient WC. Continuing up to the first floor you will discover three generously proportioned and well-presented bedrooms, each receiving plenty of natural light, accompanied by a contemporary style family shower room and separate WC. Externally, the property further benefits from a delightful rear garden which offers the perfect spot for al-fresco dining and entertaining during the warmer months. To the front, a driveway provides ample off-road parking.

Location

Slightly further out from the centre, Belle Vale appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced cottages in the centres of Woolton and Gateacre and a small number of apartment developments. Woolton Village, Gateacre Village and Hunts Cross Avenue are all designated conservation areas due to the historical value of many of their buildings and green spaces are plentiful with Camphill and Woolton Woods, Allerton Towers, Reynolds Park and Belle Vale Park all within L25. Schools in the area are highly regarded and include Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Hunts Cross railway station provides a regular train service and road links to the M62 and John Lennon Airport put both of these and the City Centre within 15 minutes drive.

Floor Plan



TOTAL FLOOR AREA : 915sq.ft. (85.0 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		88 B
69-80	C	71 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.