



## Edge Lane, Fairfield, Liverpool, L7 9LG

- Three Bedroom Semi Detached Property
- Spacious & Full Of Potential Throughout
- Generously Sized Fitted Kitchen Diner
- Contemporary Family Bathroom Suite
- Located In The Popular Area Of Fairfield
- Entrance Hall & Spacious Family Lounge
- Two Double Bedrooms & Large Single
- Garden To Rear & Off-Road Parking



£160,000















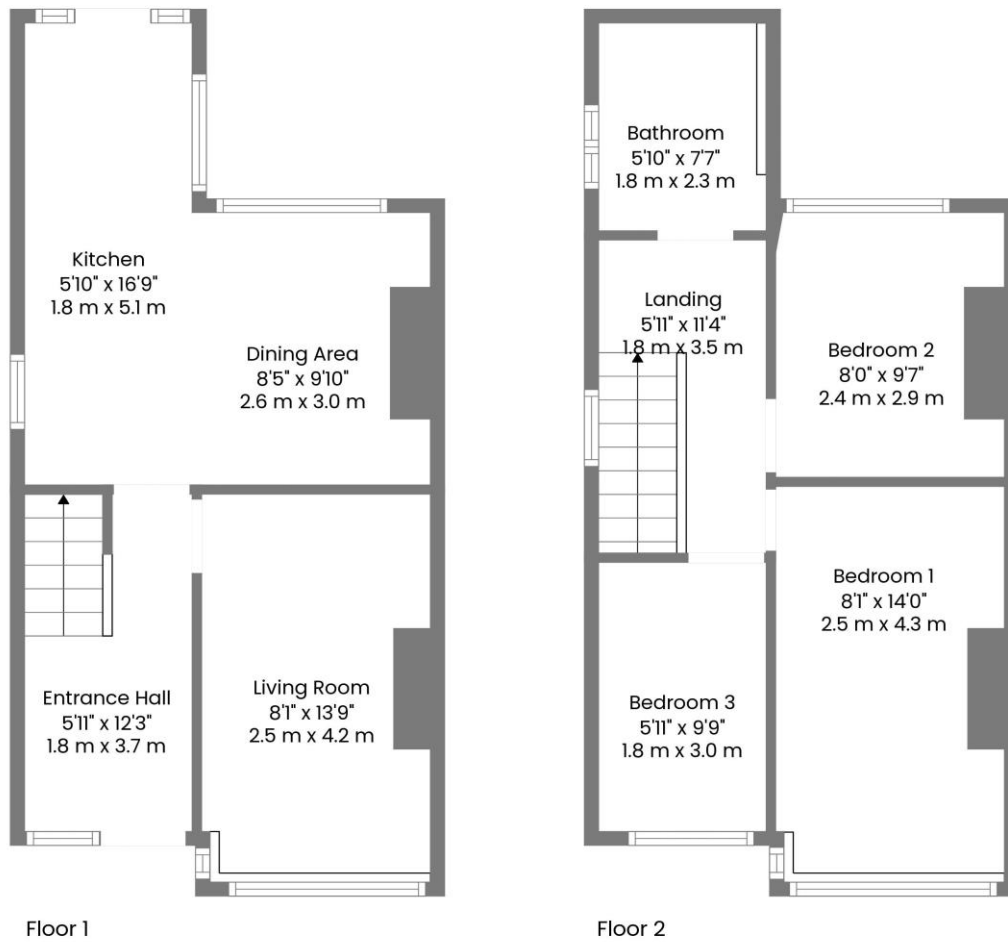
## **Description**

Those looking for a home they can tailor to their own tastes should look no further than this promising three bedroom semi detached property, located on Edge Lane in the popular residential area of Fairfield, L7. Welcomed to the sales market by appointed agents Move Residential, this property boasts generous living proportions which are bursting with potential throughout. An entrance hall greets you into the property, leading through to a spacious family lounge which is awash with natural light courtesy of a box bay window. The rear of the property has been knocked through to create an open plan kitchen diner complete with a range of fitted base and wall units, plentiful worktop space and ample room to accommodate a dining table. Continuing up to the first floor, you will discover two well-proportioned double bedrooms along with a large single room, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a delightful rear garden, along with a gated driveway to the front providing ample off-road parking.

## **Location**

Fairfield 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



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 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.