



## Easton Road, Huyton, Liverpool, L36 4PB

- Delightful Three Bedroom Semi Detached Property
- Generously Proportioned & Immaculately Finished
- Stylish Open Plan Kitchen Diner With French Doors
- Deluxe Contemporary Style Family Bathroom Suite
- Located In The Popular Residential Area Of Huyton
- Entrance Hall & Tastefully Decorated Family Lounge
- Three Spacious & Beautifully Presented Bedrooms
- Charming Rear Garden, Off-Road Parking & Garage



Offers in Excess of £200,000

































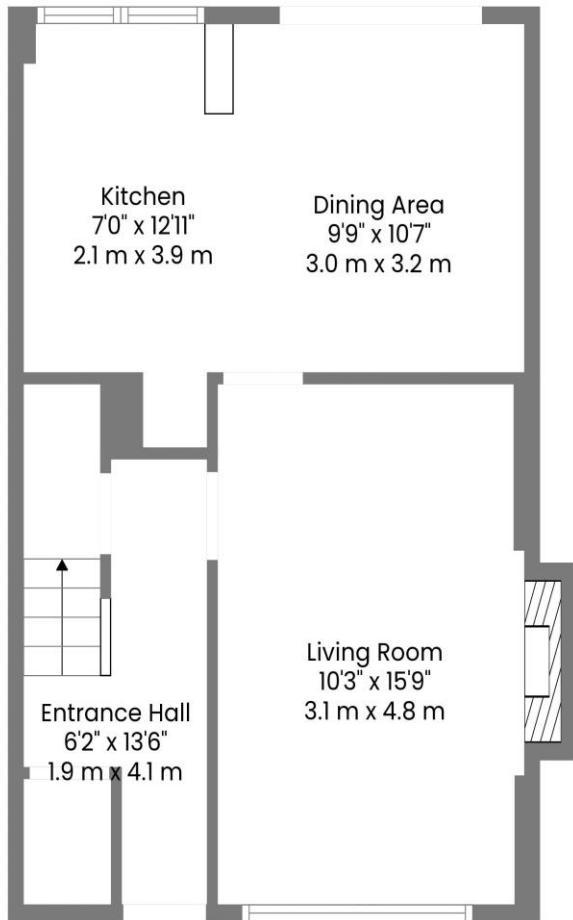
## **Description**

Situated on Easton Road in the popular and well-established residential area of Huyton, L36, is this delightful three-bedroom semi-detached home, arriving at the sales market courtesy of appointed agents Move Residential. Boasting generous living proportions finished to an impeccable standard throughout, this promises to make an ideal purchase for first time buyers or growing families. An inviting entrance hall greets you into the property, leading into a bright and spacious family lounge. This stylish space is perfect for relaxing or entertaining, centred around an eye-catching fireplace and featuring attractive wood-style flooring. To the rear, a modern open-plan kitchen diner stretches across the width of the property, providing a fabulous social setting for enjoying family mealtimes and cooking in company. The kitchen is complete with a range of sophisticated fitted base and wall units and complementary marble pattern worktops providing plentiful surface space. There is ample room to accommodate a dining table ideally positioned in front of french doors which provide views and access out to the rear garden, and flood the space with light. The first floor continues to impress, offering three generously sized and immaculately presented bedrooms, featuring plush carpeting and fitted wardrobes throughout. Adding the finishing touch to the interior of this wonderful home is a deluxe contemporary style three-piece family bathroom suite. Externally, the property further benefits from a sizable rear garden presenting a charming spot for al-fresco dining and recreational activities. To the side, a driveway provides ample off-road parking, whilst a garage offers additional storage space.

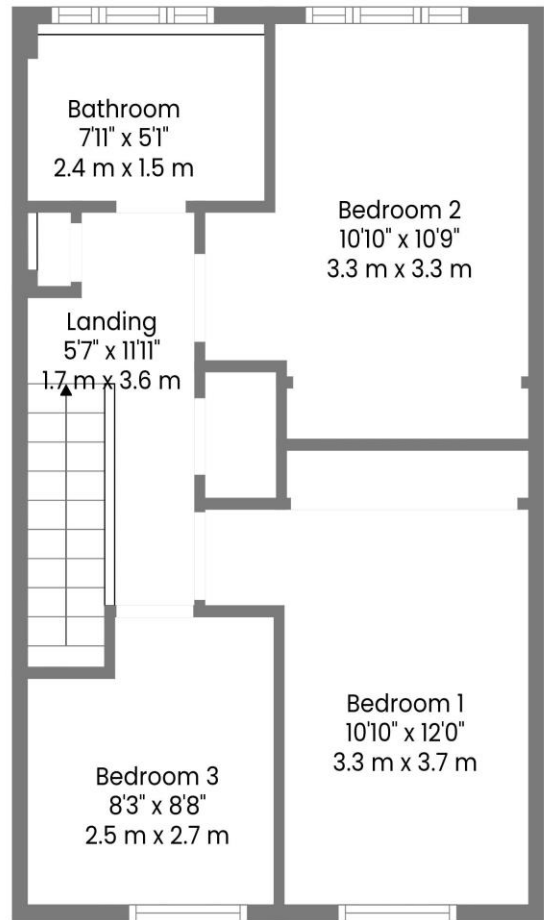
## **Location**

Part of the Metropolitan Borough of Knowsley and substantially located within the Merseyside green belt Huyton is approximately 6 miles from Liverpool City Centre and, as such, has its own history and its own 'town' centre. The original village of Huyton was largely developed in the 1930s by Liverpool City Council to accommodate families from the City Centre. The area's large shopping centre (which includes an Asda Walmart complex, an indoor market and over 100 other shops) is still referred to as 'The Village'. In addition there are 8 parks, including Jubilee Park which is just opposite the property, a library, which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, Christ the King and Cardinal Heenan. Railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby and the proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.

## Floor Plan



Floor 1



Floor 2

**TOTAL: 901 sq. ft, 84 m2**

FLOOR 1: 452 sq. ft, 42 m2, FLOOR 2: 449 sq. ft, 42 m2

EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m2

WALLS: 87 sq. ft, 8 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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.