

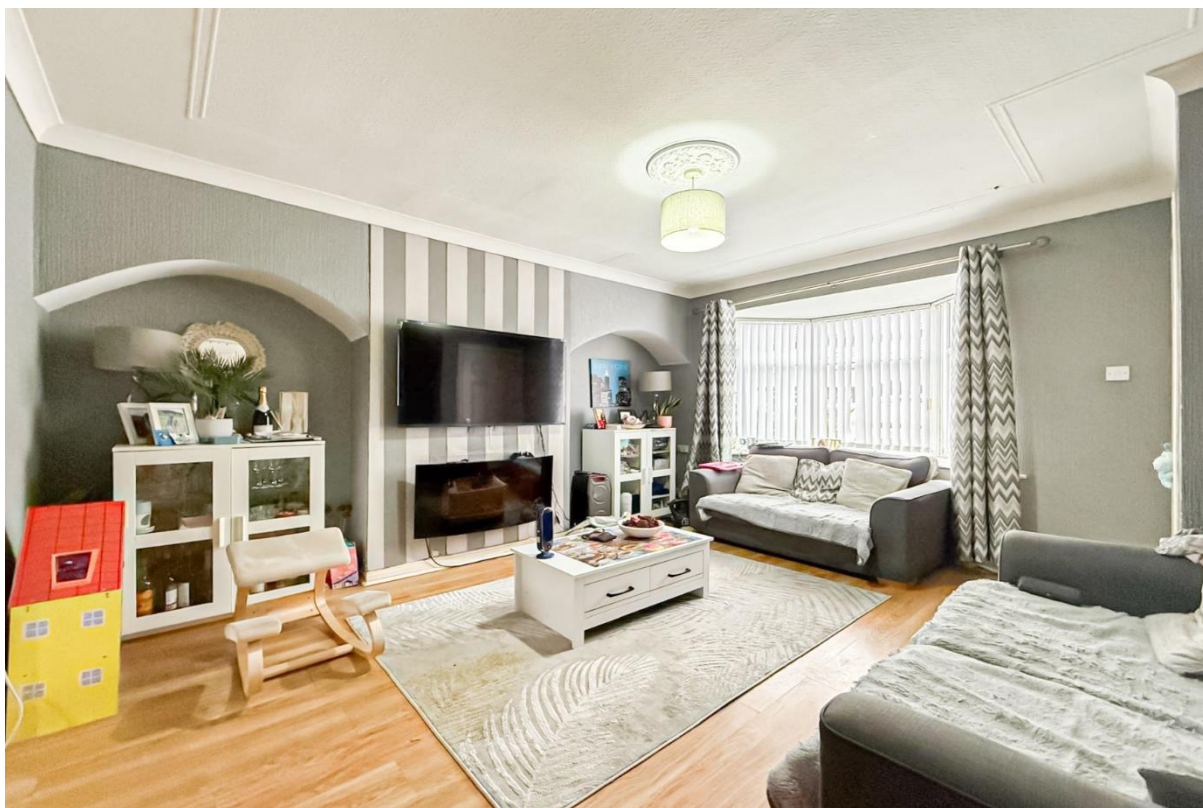


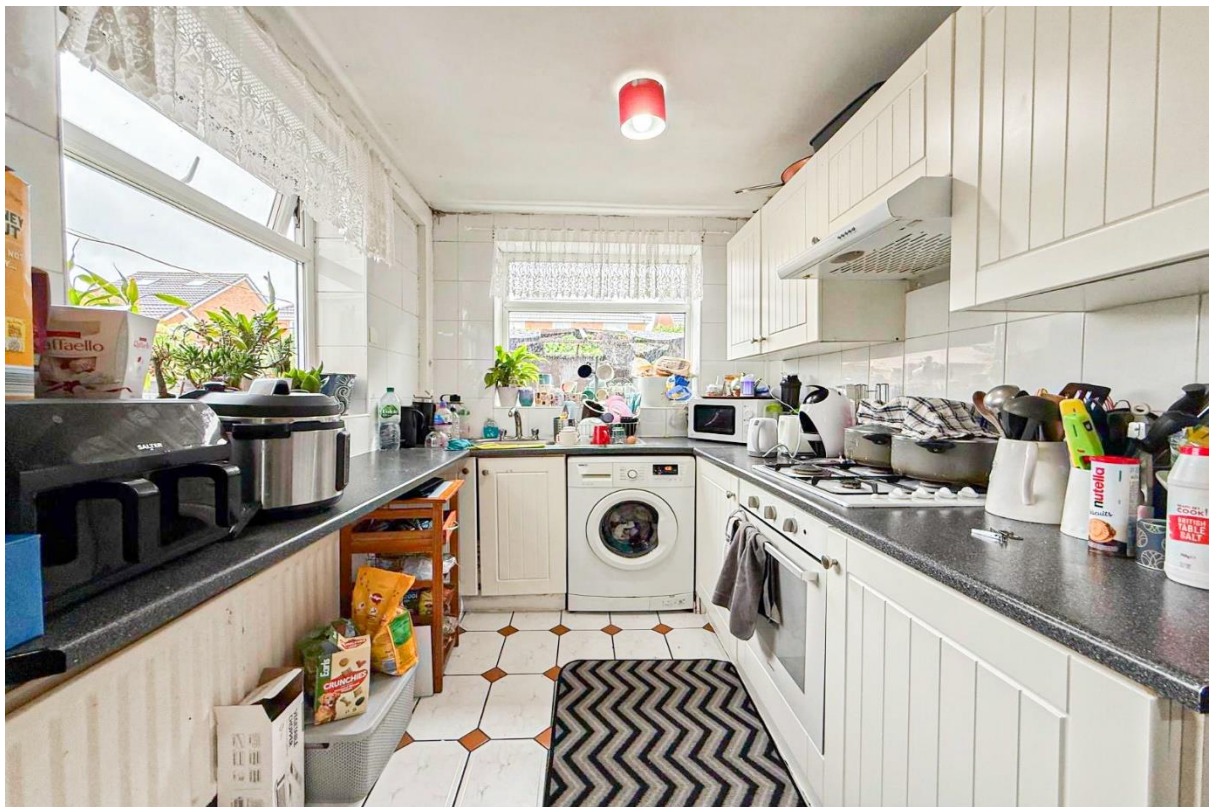
Kingsheath Avenue, Knotty Ash, Liverpool, L14 2DQ

- Fantastic Three Bedroom Terrace Property
- Generous Living Proportions Throughout
- Hallway, Family Lounge & Kitchen Diner
- Three Bright & Substantial Bedrooms
- Located In The Popular Area Of Knotty Ash
- Brilliant For First Time Buyers & Investors
- Family Bathroom Suite To Ground Floor
- Further Benefits From Garden To Rear



Offers in Excess of £120,000









Description

Located on Kingsheath Avenue in the popular residential area of Knotty Ash, L14, is this fantastic three bedroom mid terrace home, welcomed to the sales market by appointed agents Move Residential. Boasting generous living proportions throughout, this property presents a brilliant opportunity for investors or first time buyers looking to get on the property ladder. Following through the entrance hall, you are led into a spacious bay-fronted reception room, featuring wood style flooring, leading through to a substantial fitted kitchen diner, and completing the ground floor is a family bathroom suite. Continuing up to the first floor, you will discover three well-proportioned bedrooms, each receiving plenty of natural light. Externally, the property further benefits from a rear garden.

Location

The property's location provides easy access to local amenities, local schools and recreational facilities. The property also benefits from being only a short distance away from easy access to Liverpool city centre and surrounding area, and there is also access to all major road networks including the M62 motorway.

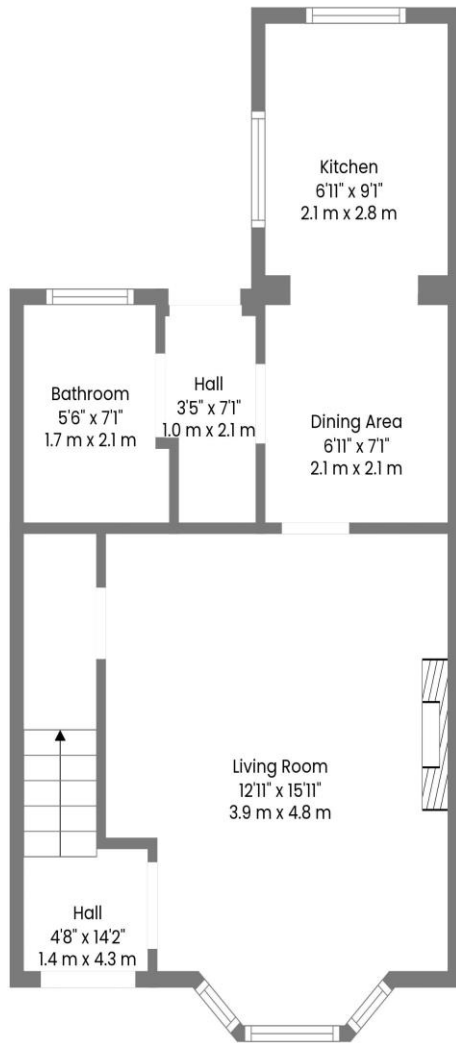
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

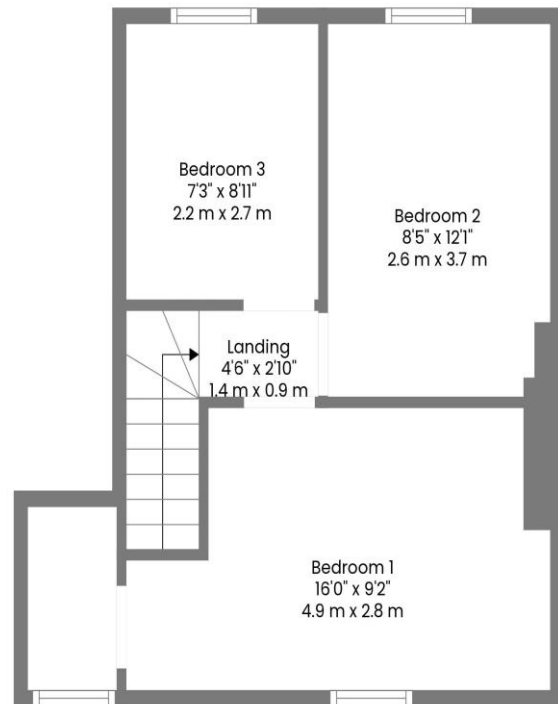
Additional Information

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.

Floor Plan



Floor 1



Floor 2

TOTAL: 782 sq. ft, 73 m2

FLOOR 1: 416 sq. ft, 39 m2, FLOOR 2: 366 sq. ft, 34 m2

WALLS: 90 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.