



Newhaven Road, Anfield, Liverpool, L6 0BE

- Modern Three Bedroom Semi Detached Home
- Ideal For First Time Buyers & Growing Families
- Lounge, Fitted Kitchen Diner & Downstairs WC
- Ensuite To Master & Deluxe Family Bathroom
- Located Within The Residential Area Of Anfield
- Spacious & Beautifully Presented Throughout
- Three Bright & Well-Proportioned Bedrooms
- Delightful Lawned Garden To Rear With Patio



Offers Over £210,000













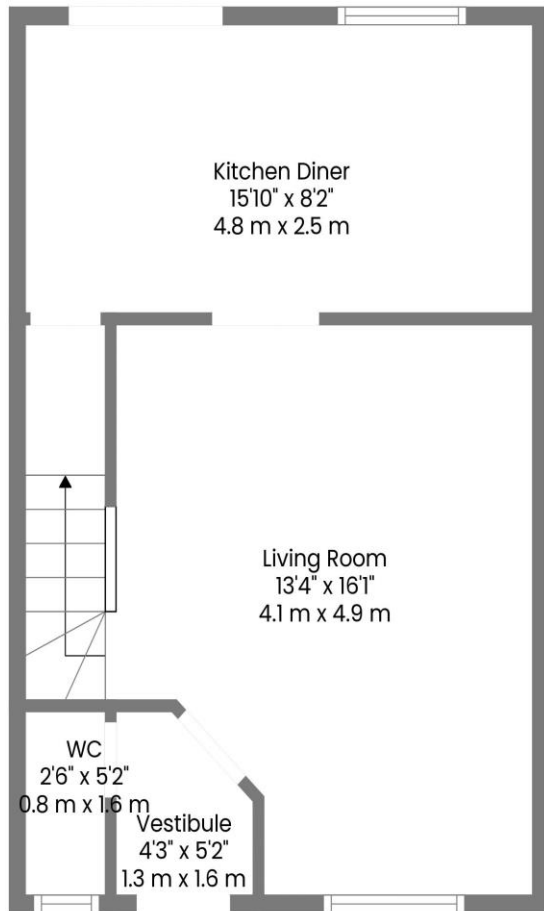
Description

Welcomed to the sales market by appointed agents Move Residential is this delightful three bedroom semi detached home, located on Newhaven Road in the popular residential area of Anfield, L6. Well-proportioned and modern throughout, this promises to make an ideal purchase for growing families and first time buyers looking to get on the property ladder. Entering via the vestibule, you are greeted into the property by a bright and spacious family lounge which has been finished in a fresh contemporary décor featuring attractive wood style flooring, presenting a welcoming space to relax and entertain. Following this is a generous kitchen diner complete with a range of fitted base and wall units, complementary worktops, and ample room to accommodate a dining table. Boasting a set of french doors which provide views and access out to the rear garden and flood the space with natural light, this provides a social setting for enjoying family mealtimes. Concluding the ground floor is a convenient WC. Continuing up to the first floor, you will discover two substantial double bedrooms and a large single room, each finished to an excellent standard, and receiving plenty of daylight. The master room enjoys the added luxury of an ensuite shower room, and adding the finishing touch to the interior of this home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a sizable rear garden consisting of a lawn and patio area, presenting an outdoor space for the whole household to enjoy.

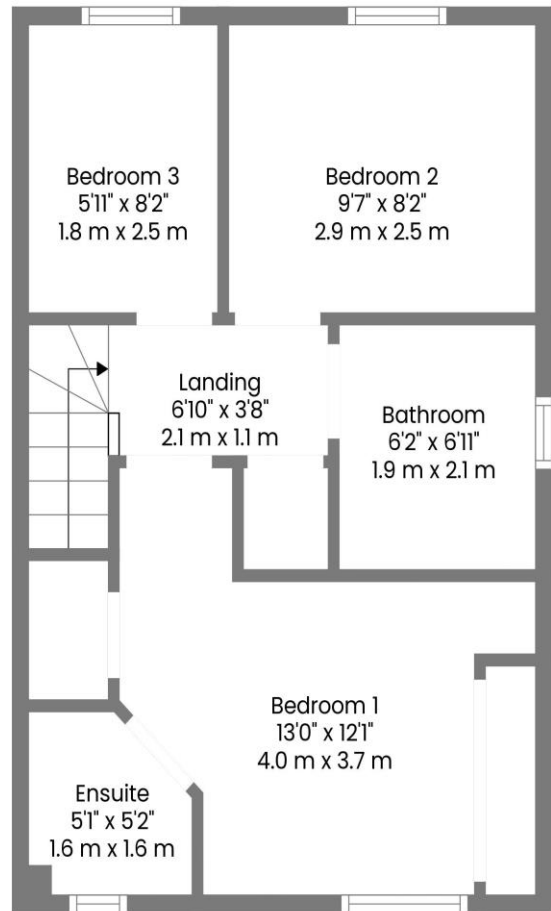
Location

Anfield, a popular locale, attracts both investors and first-time buyers due to high rental demand and promising regeneration prospects. The housing primarily consists of traditional terraced homes and newer apartment complexes. Situated less than a mile apart, Liverpool FC and Everton FC stadiums make Anfield a football mecca, bustling with energy on match days. However, beyond football, Anfield offers serenity in the form of Stanley Park, a vast Grade II listed Victorian Park with lakes, pavilions, and a rose garden. Everton Park, with its stunning city views and a fitness center, provides another delightful escape. Transportation is convenient, with frequent local buses, train connections at nearby stations, and easy access to the M57 for car journeys out of Liverpool.

Floor Plan



Floor 1



Floor 2



TOTAL: 778 sq. ft, 72 m2
 FLOOR 1: 389 sq. ft, 36 m2, FLOOR 2: 389 sq. ft, 36 m2
 WALLS: 82 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		96 A
81-91	B	84 B	
69-80	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.