



Monterey Road, Old Swan, Liverpool, L13 4DR

- Fantastic Three Bedroom Mid Terrace Home
- Newly Refurbished To An Excellent Standard
- Additional Reception Room & Fitted Kitchen
- Contemporary Three-Piece Family Bathroom
- Located In The Residential Area Of Old Swan
- Entrance Hall & Inviting Bay-Fronted Lounge
- Two Double Bedrooms & Large Single Room
- Low-Maintenance Enclosed Yard To The Rear



£159,950















EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 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

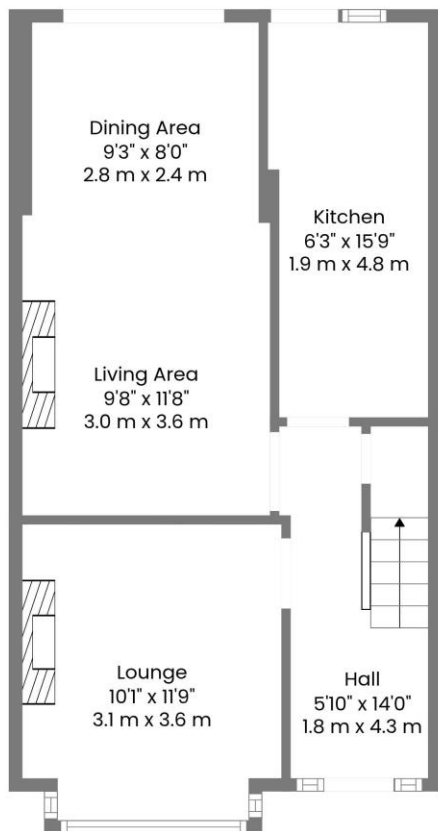
Description

Located on Monterey Road in the popular residential community of Old Swan, L13, is this fantastic three bedroom mid terrace home, welcomed to the sales market by appointed agents Move Residential. Having been refurbished to an excellent standard throughout, this presents an opportunity not to be missed for first time buyers searching for a property that is ready to move into right away with no work needed. An inviting entrance hall greets you into the home, leading through to a family lounge which is awash with natural light courtesy of a bay window, presenting a welcoming space to relax and unwind. This is followed by a second spacious reception room which enjoys a feature fireplace and a set of sliding doors to the rear providing seamless access into the yard. Offering ample room to accommodate both a sitting and dining area, this offers a social setting ideal for entertaining guests. Concluding the ground floor is a modern fitted kitchen. The first floor offers two generous double bedrooms and a well-proportioned single room, each beautifully presented featuring plush carpeting and receiving plenty of daylight. Accompanying the sleeping accommodation and completing the interior of this home is a contemporary three-piece family bathroom suite. Externally, the property further benefits from a low-maintenance enclosed rear yard.

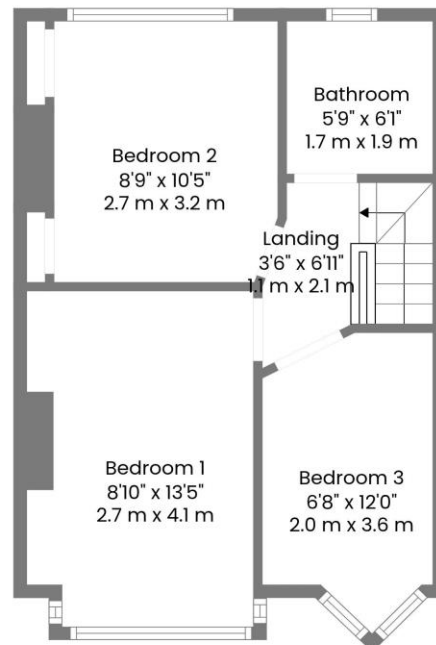
Location

Old Swan boasts a robust sense of community bolstered by an array of conveniently located amenities, making it a particularly coveted choice among first-time buyers and families. Prospective investors also cast an eye toward the area for lucrative buy-to-let opportunities. Greenspaces is fulfilled by both Doric Park and Newsham Park, and a mere short stroll away stands Edge Lane's Liverpool Shopping Park - an expansive complex housing an eclectic mix of retail outlets, dining establishments, a bowling alley, and even a gym. Grocery shopping options abound with the likes of M&S Food Hall, Lidl, and Aldi supermarkets in close proximity. Schools in the area are considered very good, encompassing primary institutions like St. Sebastian's Primary School and St. Cuthbert's, along with the Holly Lodge Secondary School and Broadgreen International Academy. Accessing the heart of the City proves effortless, as a mere 10-minute drive connects Old Swan to Liverpool's Town Centre. Exceptional bus services provide seamless connectivity to both the City and its surrounding areas, with Broadgreen and Wavertree Technology Park train stations in the vicinity facilitating efficient commuting. Notably, easy access to the M62 is offered via Edge Lane Drive, while the M54 can be conveniently reached through Queens Drive.

Floor Plan



Floor 1



Floor 2

TOTAL: 863 sq. ft, 81 m2

FLOOR 1: 490 sq. ft, 46 m2, FLOOR 2: 373 sq. ft, 35 m2

EXCLUDED AREAS: WALLS: 89 sq. ft, 7 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.