



Great Mersey Street, Kirkdale, Liverpool, L5 7SU

- Fantastic Four Bedroom End Terrace Home
- Rare Find-Available With No Onward Chain
- Entrance Hall, Kitchen Diner, Lounge & WC
- Contemporary Style Family Bathroom Suite
- Located In The Residential Area Of Kirkdale
- Large Corner Plot Offering Scope To Extend
- Four Bright & Generously Sized Bedrooms
- Delightful Rear Garden & Off-Road Parking



£250,000

















Description

Offered for sale with no onward chain by appointed agents Move Residential, is this fantastic four bedroom end terrace home, located on Great Mersey Street in the popular residential area of Kirkdale, L5. Occupying a generous corner plot, the property boasts spacious living proportions and offers exciting potential for extension, making this an ideal purchase for growing families. An inviting entrance hall greets you into the property, leading through to a generous kitchen diner complete with a range of modern fitted base and wall units, complementary worktops, and ample room to accommodate a dining table, providing a social setting for enjoying family mealtimes and cooking in company. To the rear of the property is a spacious living room finished in a fresh neutral décor featuring attractive wood style flooring. Boasting french doors which provide seamless access to the garden and flood the room with natural light, this presents a welcoming and tranquil space for relaxing and entertaining guests. Concluding the ground floor is a convenient WC. Continuing up to the first floor, you will discover four well-proportioned bedrooms, each beautifully finished and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a delightful rear garden consisting of a lawn and patio area, and to the side, a driveway provides off-road parking.

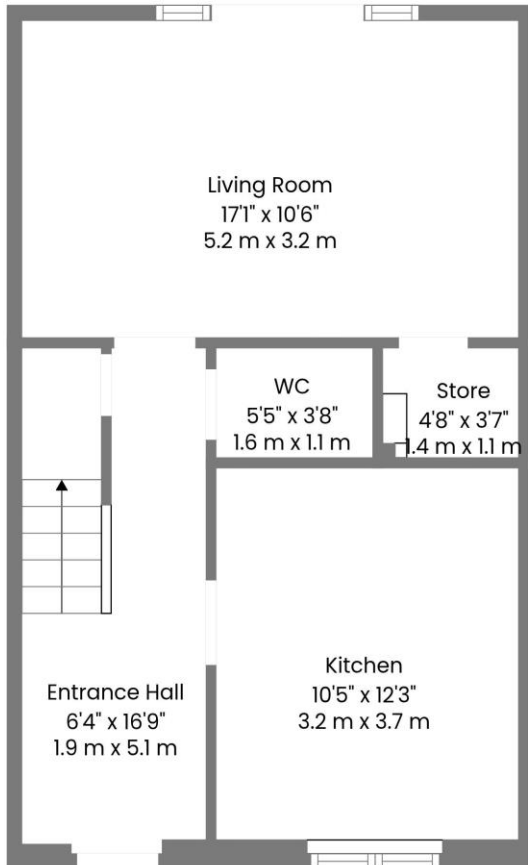
EPC Summary

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		

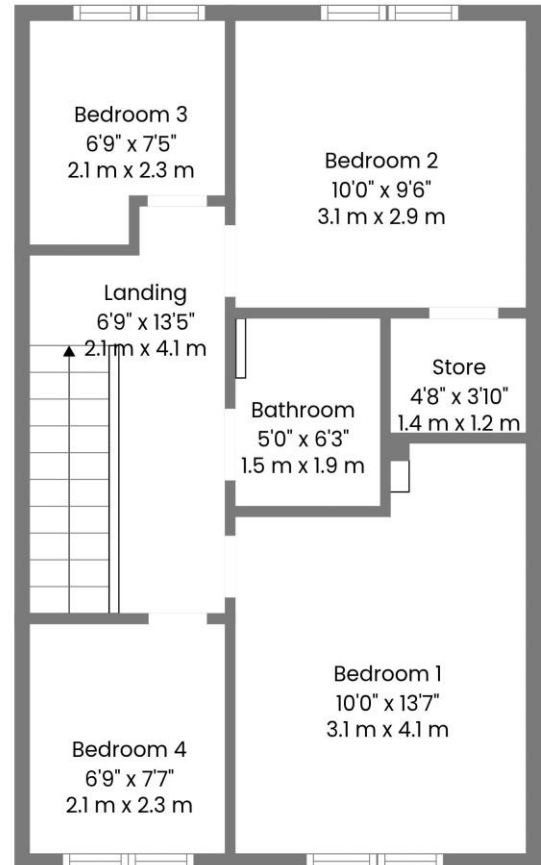
Additional Information

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.

Floor Plan



Floor 1



Floor 2

TOTAL: 944 sq. ft, 88 m2

FLOOR 1: 472 sq. ft, 44 m2, FLOOR 2: 472 sq. ft, 44 m2

EXCLUDED AREAS: 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.