



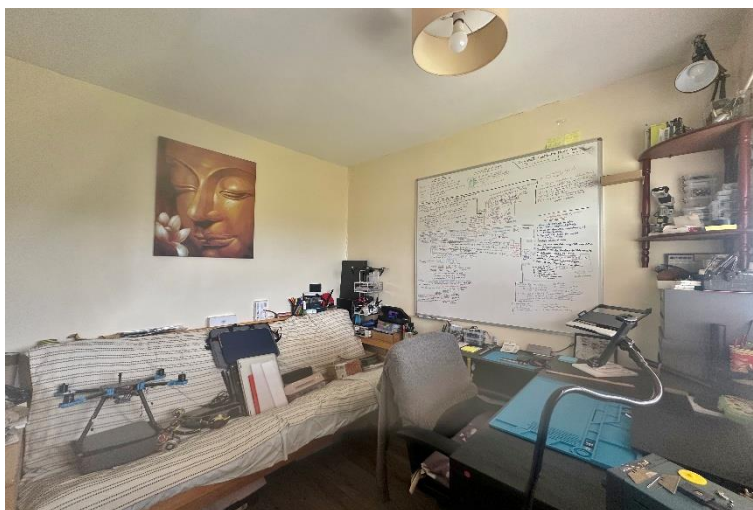
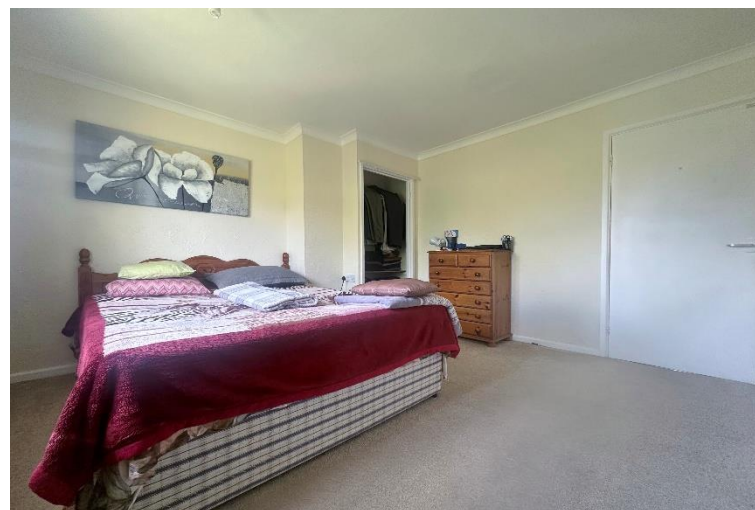
## Mildenhall Road, Belle Vale, Liverpool L25 2SP

- Three Bedroom Mid Terraced Property
- Well Maintained Living Accommodation
- Three Bedrooms, Shower Room and Separate W.C
- Easy Reach of Amenities, Transport Links and Schools
- Located in the Popular Area of Belle Vale L25
- Hall, Dining Area, Two Reception Rooms and Kitchen
- Beautifully Manicured Front and Rear Gardens
- Closer Inspection Strongly Recommended



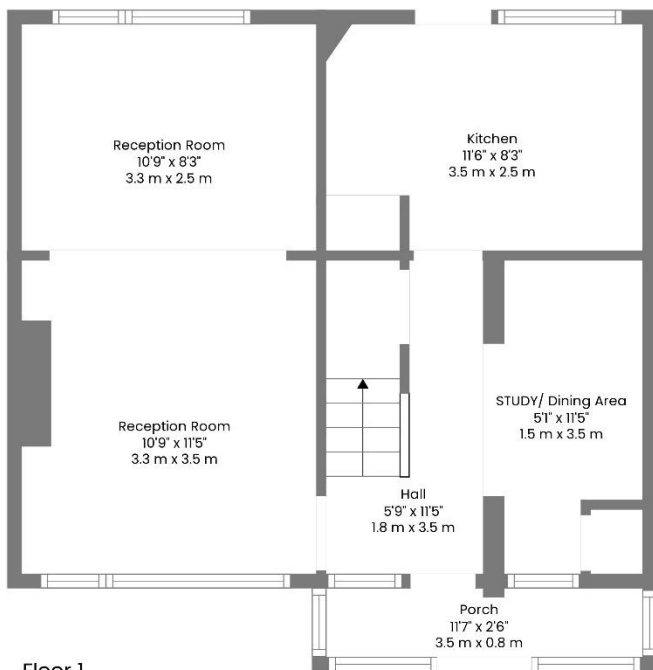
£175,000



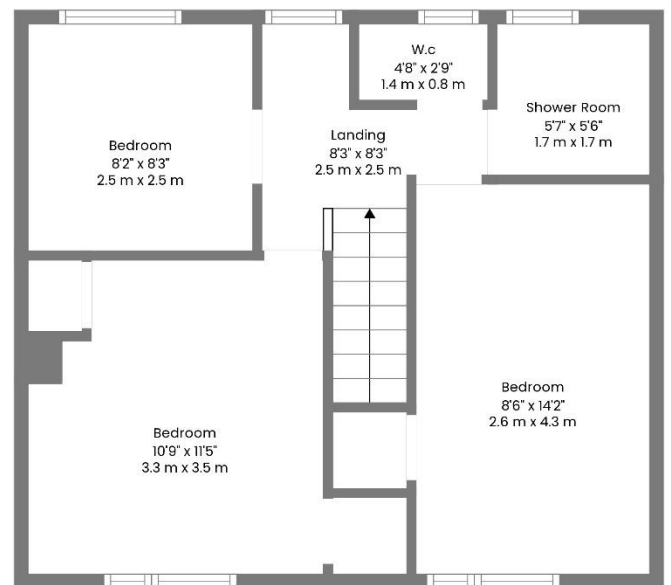




## Floor Plan



Floor 1



Floor 2

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

FLOOR 1: 447 sq. ft, 42 m2, FLOOR 2: 454 sq. ft, 42 m2

EXCLUDED AREAS: PORCH: 29 sq. ft, 3 m2

WALLS: 96 sq. ft, 9 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.

## Description

This well presented three bedroom mid terraced property is ideally situated in the sought-after area of Belle Vale, L25. Offering convenient access to a wide range of local amenities, excellent transport links, and well regarded schools, it makes an ideal home for families, first time buyers, or anyone seeking a comfortable and practical living space. The accommodation is thoughtfully arranged and begins with a welcoming hallway that opens into a versatile study or dining area. The ground floor also features two spacious reception rooms, perfect for both relaxing and entertaining, as well as a fitted kitchen. Upstairs, the property boasts two generously sized double bedrooms, a third single bedroom, and a shower room with separate W.C. ensuring convenience for busy households. Externally, the property benefits from beautifully maintained front and rear gardens, providing attractive outdoor spaces to enjoy all year round. With its combination of space, location, and charm, this home is a fantastic opportunity not to be missed.

## EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 75 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.