



Paxton Road, Huyton, Liverpool, L36 7TH

- Delightful Three Bedroom Terrace Property
- Bright & Beautifully Maintained Throughout
- Substantial Kitchen Diner With Fitted Units
- Contemporary Three-Piece Bathroom Suite
- Located In The Residential Area Of Huyton
- Entrance Hall & Welcoming Family Lounge
- Two Double Bedrooms & Large Single Room
- Lovely Garden To Rear & Off-Road Parking



£175,000











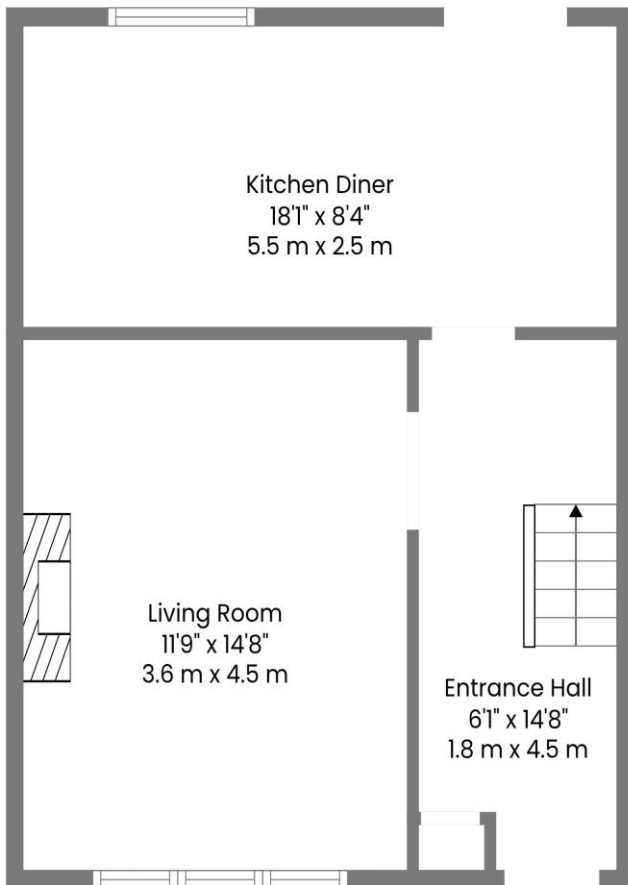
Description

Move Residential are thrilled to present to the sales market this delightful three bedroom mid terrace home, located on Paxton Road in the popular residential area of Huyton, L36. Well-proportioned and beautifully maintained throughout, this presents an opportunity not to be missed for first time buyers looking to get on the property ladder. An inviting entrance hall greets you into the property, leading through to a bright and spacious family lounge which offers a welcoming space to relax and unwind, followed by a modern kitchen diner. The kitchen is complete with a range of fitted base and wall units and plentiful worktop space, whilst the dining area enjoys a set of French doors providing seamless access out to the rear garden. Continuing up to the first floor, you will discover two generous double bedrooms and a large single room, each finished to an excellent standard and receiving plenty of natural light, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a rear garden consisting of a low-maintenance artificial lawn and patio area. To the front, a driveway provides off-road parking.

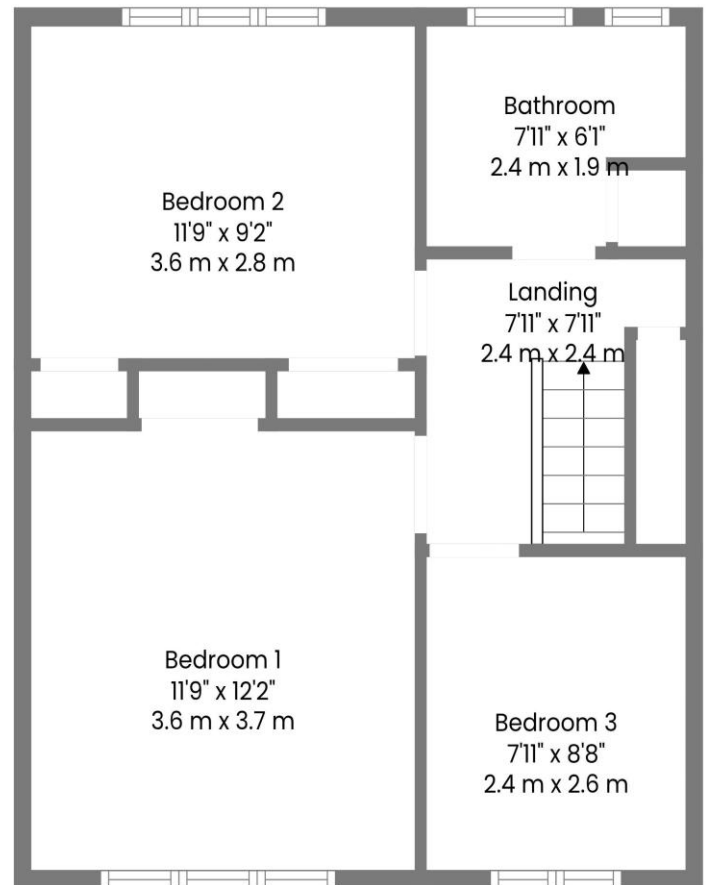
Location

Part of the Metropolitan Borough of Knowsley and substantially located within the Merseyside green belt Huyton is approximately 6 miles from Liverpool City Centre and, as such, has its own history and its own 'town' centre. The original village of Huyton was largely developed in the 1930s by Liverpool City Council to accommodate families from the City Centre. The area's large shopping centre (which includes an Asda Walmart complex, an indoor market and over 100 other shops) is still referred to as 'The Village'. In addition there are 8 parks, a library which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, and railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby. The proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.

Floor Plan



1st Floor



2nd Floor

TOTAL: 883 sq. ft, 82 m2

1st floor: 424 sq. ft, 39 m2, 2nd floor: 459 sq. ft, 43 m2

EXCLUDED AREAS: UNDEFINED: 9 sq. ft, 1 m2, WALLS: 88 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		
81-91	B		
69-80	C	73 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.