



## Reva Road, Swanside, Liverpool L14 6UA

- Extended and Modernised Three Bedroom Semi Detached Home
- Immaculately Presented and Well Appointed Throughout
- Three Well Proportioned Bedrooms and a Shower Room
- Situated in the Popular Residential Area of Swanside, L14
- Generous Sized Plot with a Beautifully Manicured Rear Garden
- Hallway, Two Reception Rooms and a Modern Fitted Kitchen
- Off Road Parking, Double Glazing and Gas Central Heating
- Close to Local Amenities, Transport Links and Excellent Schools



£250,000













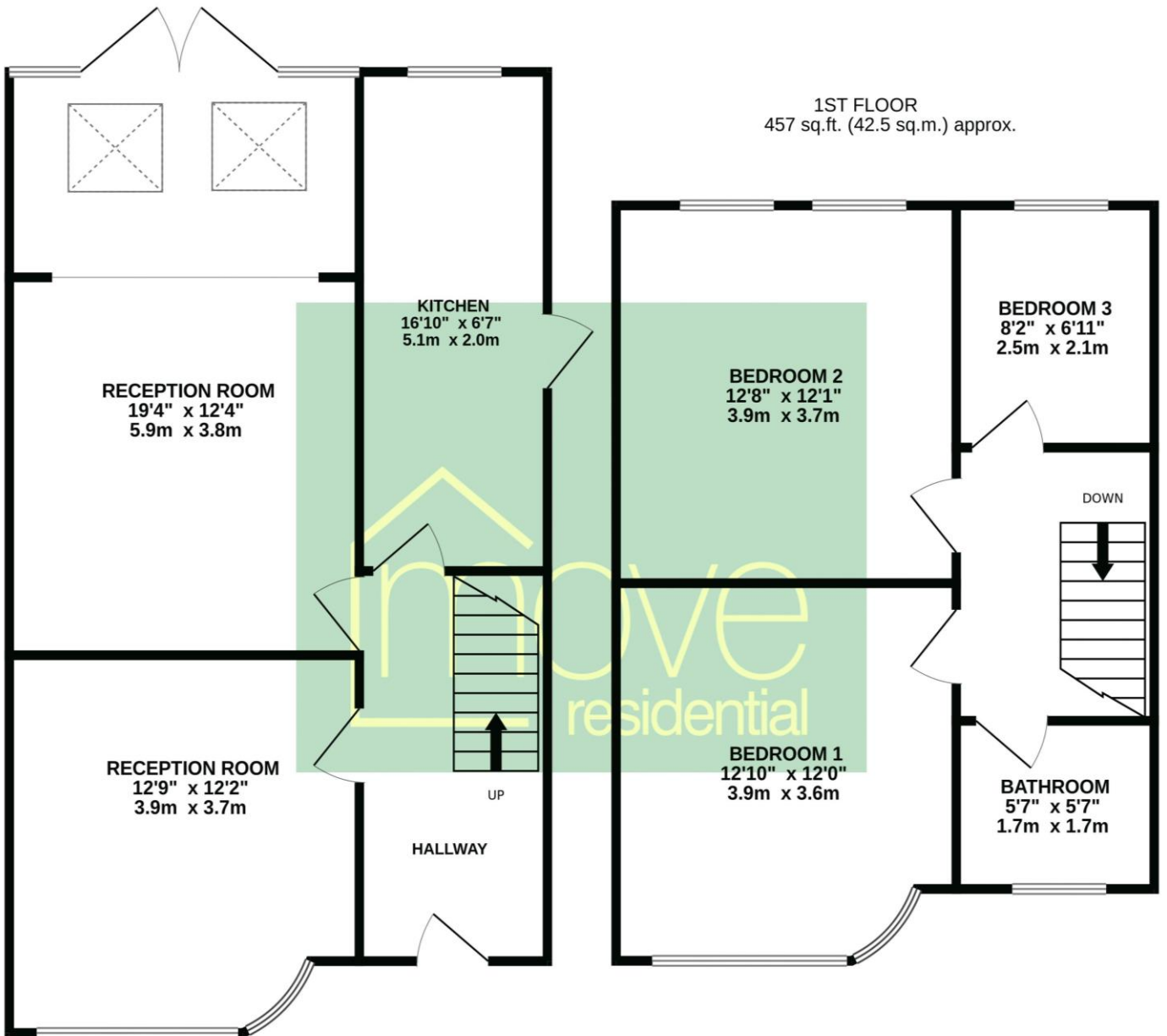
## Description

Executive three bedroom extended semi detached home with large rear garden situated in the sought after residential area of Swanside, L14 is presented to the sales market by Move Residential. Immaculately presented with a neutral décor throughout this exceptional home offers well planned family living accommodation which must be viewed to be appreciated in full. In brief you have a hallway, front reception room with curved bay window and a large rear reception room with velux windows and patio doors opening to the delightful rear garden. Completing the ground floor you have a modern kitchen fitted with stylish units, complimentary work tops and appliances. To the first floor you have two double bedrooms, third bedroom and a shower room. Further benefiting from off road parking, double glazing and gas central heating. The aforementioned garden encapsulates this home perfectly, generous in size with sweeping lawn, patio area and mature panting beds, a perfect space for entertaining or relaxing.

# Floor Plan

GROUND FLOOR  
587 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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.