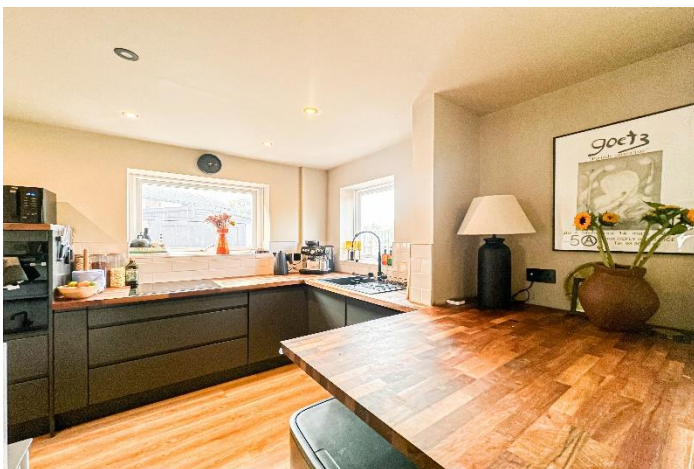




Ford Lane, Litherland, Liverpool, L21 0HN

- Delightful Four Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Open Plan Kitchen / Living Area & Conservatory
- Contemporary Style Three-Piece Bathroom Suite
- Located In Popular Residential Area Of Litherland
- Porch, Entrance Hall, Dining Room, Utility & WC
- Four Bright & Immaculately Presented Bedrooms
- Delightful Garden With Canal Access & Driveway



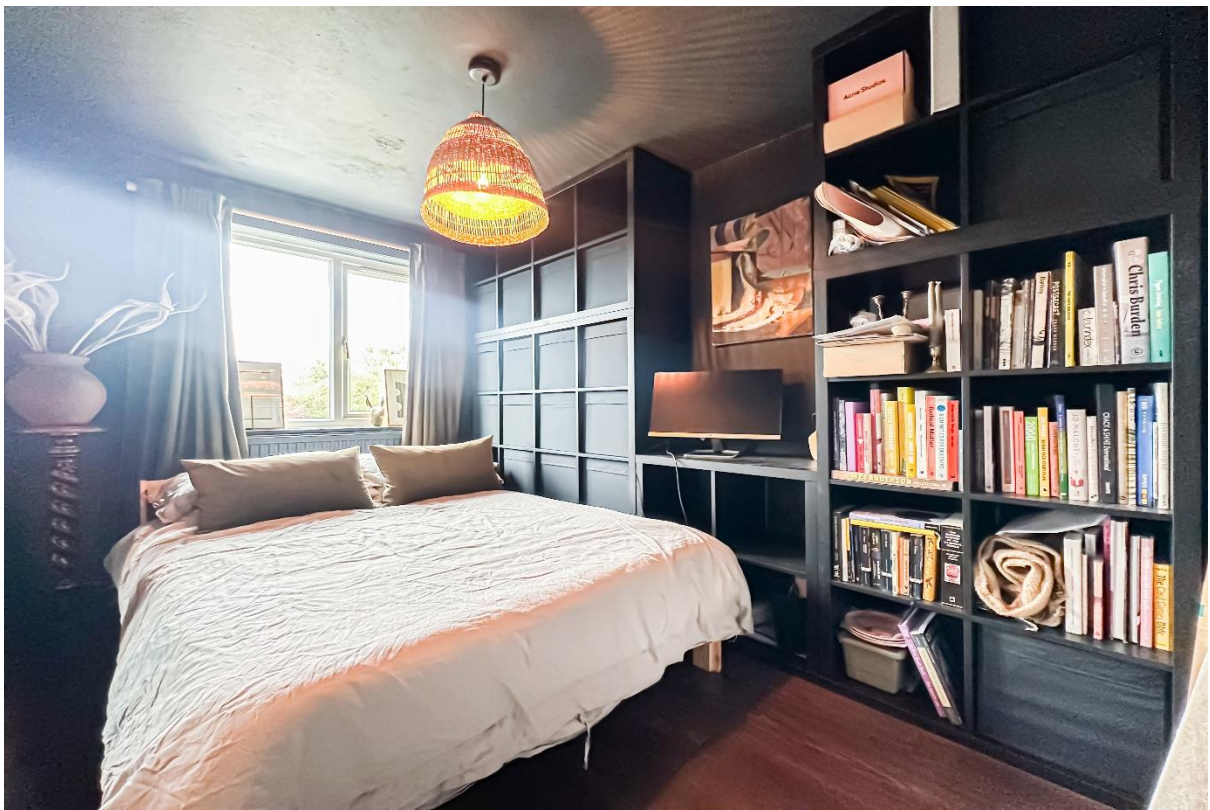
£220,000





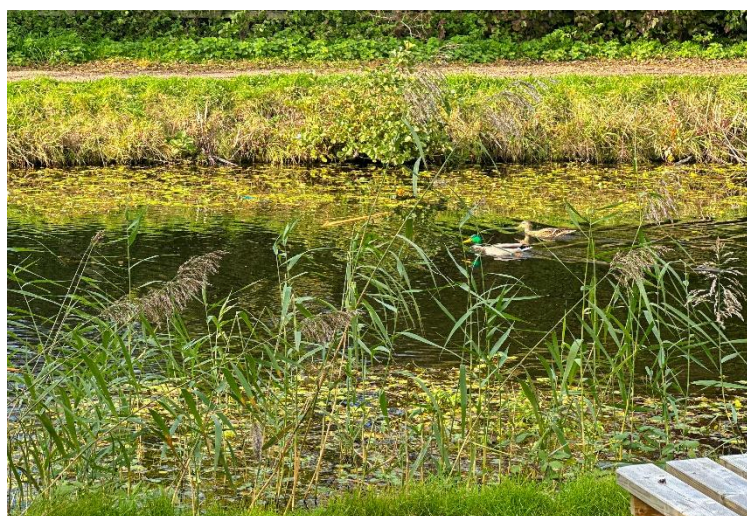












Description

This delightful four bedroom semi detached property, located on Ford Lane in the favoured residential area of Litherland, L21, is proudly presented to the sales market by appointed agents Move Residential. Boasting generous and beautifully presented living proportions throughout, this promises to make a wonderful future home for a growing family. Following through the porch, you are welcomed into the property by an inviting entrance hall, leading through to a bright and spacious dining room. Finished in a tasteful décor which complements the feature fireplace and attractive wood style flooring, this presents a stylish space for entertaining guests. Continuing through you will find an impeccably presented living space which flows seamlessly into a sleek fitted kitchen, creating a social open plan setting, ideal for family living. From the lounge, sliding doors provide access into a well-maintained conservatory, and concluding the ground floor is a utility room and WC. The property continues to impress as you ascend to the first floor, you will find four well-proportioned bedrooms, 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 is enhanced by a sizable rear garden, which consists of a neatly manicured lawn and decking area, and further benefits from direct access to the canal, presenting a charming outdoor spot for the whole household to enjoy. To the front, a driveway provides off-road parking.

Location

Litherland is a town in the Metropolitan Borough of Sefton, known for the Liverpool and Leeds canal that runs through it. Neighbouring Waterloo, Seaforth and Bootle, Litherland also enjoys close proximity to Crosby Beach which offers vast expanses of golden sand and attractive fishing-village scenery around it. Litherland has seen some incredible improvements and an increase in population over the years, with the town now consisting of independent shops, cafes and pubs, making this a great location for families looking to settle down. Litherland also boasts historical landmarks such as Litherland Town Hall, where The Beatles have performed, and Bootle Golf Course, as well as plenty of parks and green spaces. There is a large variety of primary schools in the area, including Our Lady Queen Of Peace, along with Litherland High School and South Sefton College. Litherland benefits from excellent transport links, with Seaforth & Litherland railway station providing easy access to the city centre, whilst the M57 and M58 motorways are within close reach for commuting.

Floor Plan



TOTAL: 1442 sq. ft, 134 m2

FLOOR 1: 665 sq. ft, 62 m2, FLOOR 2: 580 sq. ft, 54 m2, FLOOR 3: 197 sq. ft, 18 m2

EXCLUDED AREAS: PORCH: 25 sq. ft, 2 m2, UTILITY: 39 sq. ft, 4 m2, LOW CEILING: 109 sq. ft, 11 m2,
WALLS: 145 sq. ft, 12 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		85 B
69-80	C		
55-68	D	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.