



Digmoor Road | | Kirkby | L32 3YD

Offers Over £149,000



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Immaculate & Extended Three-Bedroom Terrace in Sought-After Southdene.

Discover a beautifully presented and thoughtfully extended three-bedroom mid-terraced home, nestled in the highly popular Southdene area of Kirkby. This property has been significantly modernised by the current owners to create a wonderful family home that is both stylish and practical.

Step inside to be greeted by a spacious and inviting open-plan lounge and dining room, perfect for

- Close to Local Amenities
- Double Glazing/ Gas Central Heating
- 4.8 kW Solar PV System with 9.5 kWh Battery Storage – generating approximately £2,000 worth of energy per year
- Council Tax Band "A"
- Close to Town Centre
- Modern Kitchen
- Electric Charging Point
- New Roof

Hall
7'10" x 8'10" (2.38 (2.39) x 2.70 (2.69))

Lounge
13'11" x 10'10" (4.25 (4.24) x 3.30)

Through Lounge
10'11" x 8'10" (3.32 (3.33) x 2.68 (2.69))

Conservatory
9'10" x (3.00 x)

Kitchen
14'9" x 13'1" (4.50 x 4.00 (3.99))

Landing
13'1" x 9'10" (4.00 (3.99) x 3.00)

Bedroom 1
10'10" x 12'7" (3.31 (3.30) x 3.83 (3.84))

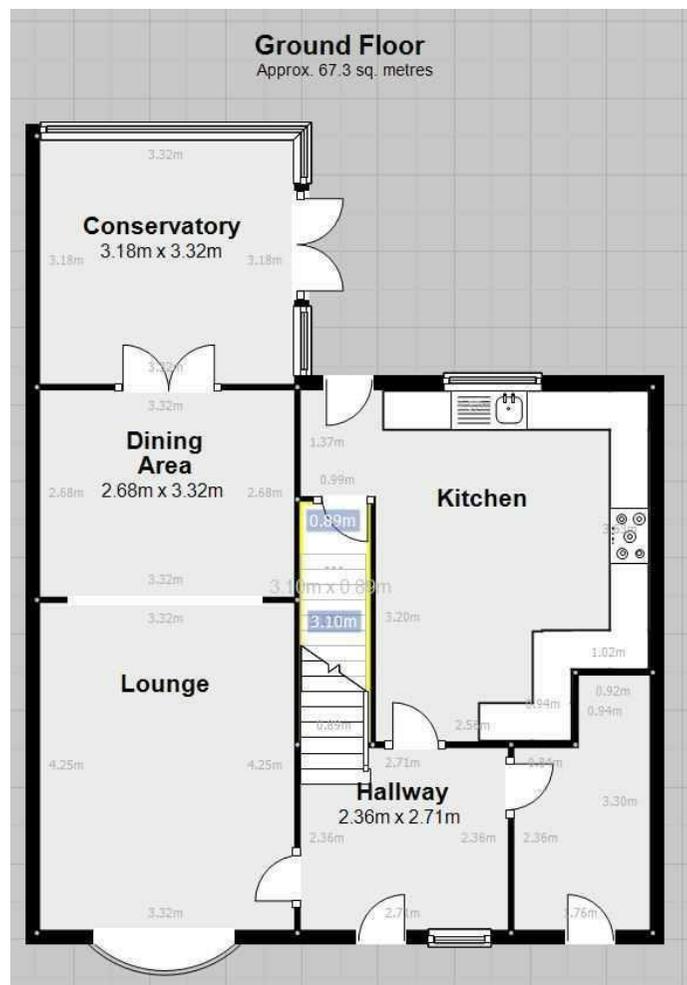
Bedroom 2
11'4" x 13'11" (3.45 x 4.23 (4.24))

Bedroom 3
8'2" x 9'1" (2.49 x 2.76 (2.77))

Bathroom
5'8" x 7'3" (1.73 x 2.20 (2.21))

Wc
5'11" x 2'11" (1.80 x 0.90 (0.89))

Garden



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band A
EPC Rating C

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