

FREEHOLD



House - Semi-Detached

# 18 PORCHESTER ROAD, LIVERPOOL, L11 1EB

Fixed Asking Price

## £225,000

### FEATURES

- Three bedroom semi detached property
- Spacious living room with fireplace
- Newly decorated
- Close to local shops, amenities an close to Showcase Cinema and restaurants
- Off road parking
- Modern fitted kitchen with built in appliances
- First floor family bathroom with Luxury sanitary wear
- Double glazed and gas central heating
- Easy access to transport links to motorways
- Good size rear garden with new patio area



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached located in Liverpool

Situated in Porchester Road in the vibrant city of Norris Green in Liverpool, this charming three-bedroom semi-detached home offers a perfect blend of modern living and convenience. Built in 2015, the property spans an impressive 861 square feet and is situated in the desirable L11 postcode, known for its excellent amenities and transport links, particularly with easy access to Queens Drive.

Upon entering, you are welcomed by a spacious entrance hall featuring a modern cloakroom WC with hand was basin. The ground floor boasts a generous living room with storage cupboard, providing an ideal space for relaxation and family gatherings. The heart of the home is undoubtedly the stunning kitchen diner, which is flooded with natural light and equipped with a range of integrated appliances, This delightful area is perfect for entertaining guests or enjoying family meals.

As you ascend to the first floor, you will find an airy landing that leads to three well-proportioned bedrooms, each offering ample space for personalisation. The luxury three-piece bathroom completes this level, ensuring all your needs are met.

Externally, the property features driveway parking at the front, while the rear garden is a true highlight. Designed for low maintenance, it boasts a newly fitted bathroom, making it an ideal setting for alfresco dining and outdoor relaxation.

Additional benefits of this lovely home include gas central heating and double glazing, ensuring comfort throughout the year. Viewing is highly recommended to fully appreciate the well-designed and functional accommodation this property has to offer. Don't miss the opportunity to make this delightful house your new home.

## **Ground Floor WC**

Ground floor cloakroom with double glazed obscure glass window to front aspect with low flush WC, pedestal wash hand basin and tiled splashbacks.

## **Hallway:**

Wall mounted alarm with radiator and fitted carpet with doors leading to;

## **Living room:**

Double glazed window to front aspect with radiator underneath, feature fireplace, fitted carpet with stairs rising to first floor.

## **Kitchen**

Double glazed window to the rear aspect with door leading to garden, modern fitted kitchen diner with a range of matching white wall and base units, stainless steel sink with mixer taps and drainer unit. Continuous roll edge work surfaces with built appliances including gas hob with electric oven and extractor fan, dishwasher and cupboard housing ideal Combi boiler, Luxury viny tiled flooring, radiator, storage cupboard.

## **Landing**

Double glazed window to side aspect with carpet access to roof space doors leading to;

## **Bedroom**

Double glazed window to front aspect with radiator under. Built in wardrobes, fitted carpet.

## **Bedroom**

Double glazed window to rear aspect with radiator under, fitted carpet.

## **Bedroom**

Double glazed window to front aspect. Storage cupboard. Radiator. Fitted carpet.

## **Bathroom**

Family bathroom with double glazed window to rear aspect, bathroom suite comprising of low flush WC, pedestal hand wash basin with mixer taps, panelled bath with shower attachment over, tiled walls, extractor fan, heated towel rail and luxury vinyl tiled flooring.

## **Garden**

Mainly laid to lawn with large patio area and decking area.









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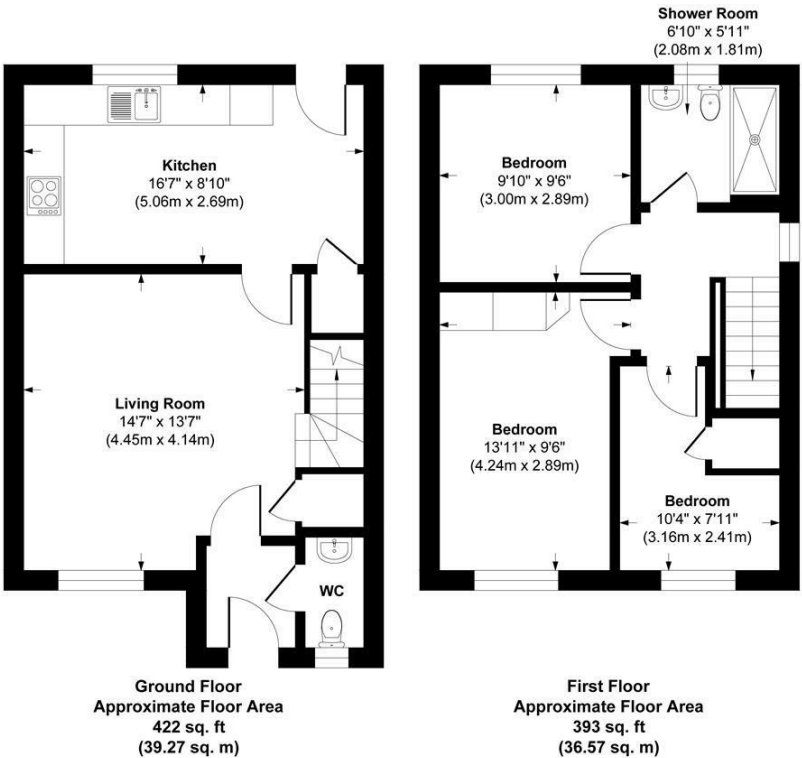
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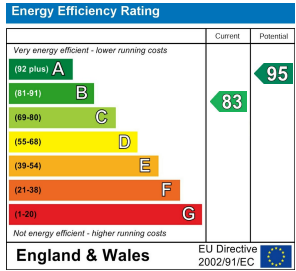
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Council Tax Band

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**Approx. Gross Internal Area 815 sq. ft / 75.84 sq. meters**  
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning  
Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are  
not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



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