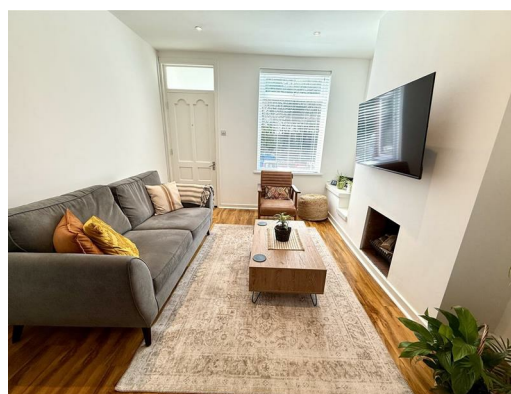




### 8 Granite Terrace, Liverpool, L36 6BS

**Offers around £160,000**

Alpha-move are delighted to offer this fantastic two bedroom extended mid terrace in a private location on Granite terrace L36, close to schools, major transport links and local amenities. The layout starts with a porch, front sitting room, rear dining room, fitted kitchen and bathroom on the ground floor, with two double bedrooms on the upper floor. Externally, there is on street parking and a small garden to the front, with a patio and mature garden to the rear also, that benefits from not being overlooked. This property has been modernised and is in turnkey condition and would be ideal first time buyers and young families. Early viewing essential.



## 8 Granite Terrace, Liverpool, L36 6BS

### Entrance Porch

4'5" x 4'2" (1.37 x 1.29)

UPVC to front aspect.

### Reception Room

11'2" x 11'1" (3.42 x 3.40)

Radiator, upvc window to front aspect.

### Reception Room Two

11'7" x 11'3" (3.55 x 3.43)

Radiator, door to rear aspect.

### Kitchen

10'0" x 9'5" (3.05 x 2.88)

Kitchen comprises of various wall and base units, stainless steel sink, fridge freezer, microwave, washing machine, double oven.

### Rear Hall

3'3" x 3'2" (1.01 x 0.99)

Upvc door to rear aspect.

### Bathroom

6'8" x 5'2" (2.05 x 1.58)

Bath with shower over, wc, wash hand basin, radiator, upvc window to rear aspect.

### Bedroom One

11'9" x 10'11" (3.59 x 3.34)

Radiator, upvc window to front aspect.

### Bedroom Two

11'5" x 8'4" (3.49 x 2.56)

Built in wardrobe, radiator, upvc window to rear aspect.

