



Because property is personal with...

Gentwood Road, Huyton - **£170,000**

**Belvoir**



## Key Features

- GENTWOOD ROAD
- NO CHAIN
- DRIVEWAY
- LARGE PLOT
- CONSERVATORY
- FREEHOLD
- EPC rating D





Situated on the ever-popular Gentwood Road in Huyton, this well-proportioned three-bedroom mid-terrace home offers spacious accommodation throughout and is ideally suited to first-time buyers, families and those seeking a conveniently located property close to a wealth of local amenities.

Upon entering, the property welcomes you with a bright and inviting atmosphere, leading through to a generous lounge that provides an ideal space for relaxing and entertaining. To the rear, the kitchen offers ample storage and workspace and flows seamlessly into the conservatory, creating a versatile additional reception area with pleasant views over the garden and direct access to the outdoor space.

The first floor comprises three well-sized bedrooms, offering flexible accommodation for family living, guests or home working, together with a family bathroom serving the household.

Externally, the property benefits from a driveway to the front providing valuable off-road parking, while to the rear is a substantial garden offering excellent space for children to play, outdoor dining and entertaining throughout the year.

The property enjoys a convenient location

within easy reach of Huyton Village, Prescot Town Centre and a wide range of local shops, supermarkets, leisure facilities and transport links. Excellent road connections via the M57 and M62 motorway networks make commuting straightforward, while nearby Roby and Huyton railway stations provide easy access to Liverpool City Centre and surrounding areas.

Families will particularly appreciate the range of well-regarded schools available nearby, including St Aloysius Catholic Primary School, Park View Academy, Huyton-with-Roby Church of England Primary School, Roby Park Primary School and Lord Derby Academy, making this an excellent choice for those looking to settle in a well-connected and family-friendly location.

Early viewing is highly recommended to fully appreciate the space, generous gardens and convenient position this home has to offer.





**HALLWAY 6'6" x 3'3" (2m x 1m)**

Laminate to floor. Door to front aspect. Access to lounge.

**LOUNGE 11'11" x 11'8" (3.6m x 3.6m)**

Laminate to floor. Bay window to front aspect. Fireplace. Radiator to wall. Access to kitchen.

**KITCHEN 15'0" x 9'10" (4.6m x 3m)**

Laminate to floor. Wall & base units. Window to rear aspect. Access to conservatory.

**SUNROOM 10'1" x 8'10" (3.1m x 2.7m)**

Tiles to floor. Access to rear garden. Door to rear aspect.

**LANDING 7'1" x 3'1" (2.2m x 0.9m)**

Carpet to floor. Access to all upper rooms.

**BEDROOM ONE 11'1" x 9'10" (3.4m x 3m)**

Carpet to floor. Window to front aspect. Fireplace. Radiator to wall.

**BEDROOM TWO 11'10" x 11'6" (3.6m x 3.5m)**

Carpet to floor. Windows to rear aspect. Radiator to wall.

**BEDROOM THREE 7'10" x 7'4" (2.4m x 2.2m)**

Carpet to floor. Window to front aspect. Fireplace. Radiator to wall.

**BATHROOM 5'7" x 5'6" (1.7m x 1.7m)**

Laminate to floor. Privacy window to rear aspect. Basin. Toilet. Bath.

**DISCLAIMER**

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those mentioned are to be agreed with the seller.







Floor 0

Approximate total area<sup>(1)</sup>  
770 ft<sup>2</sup>

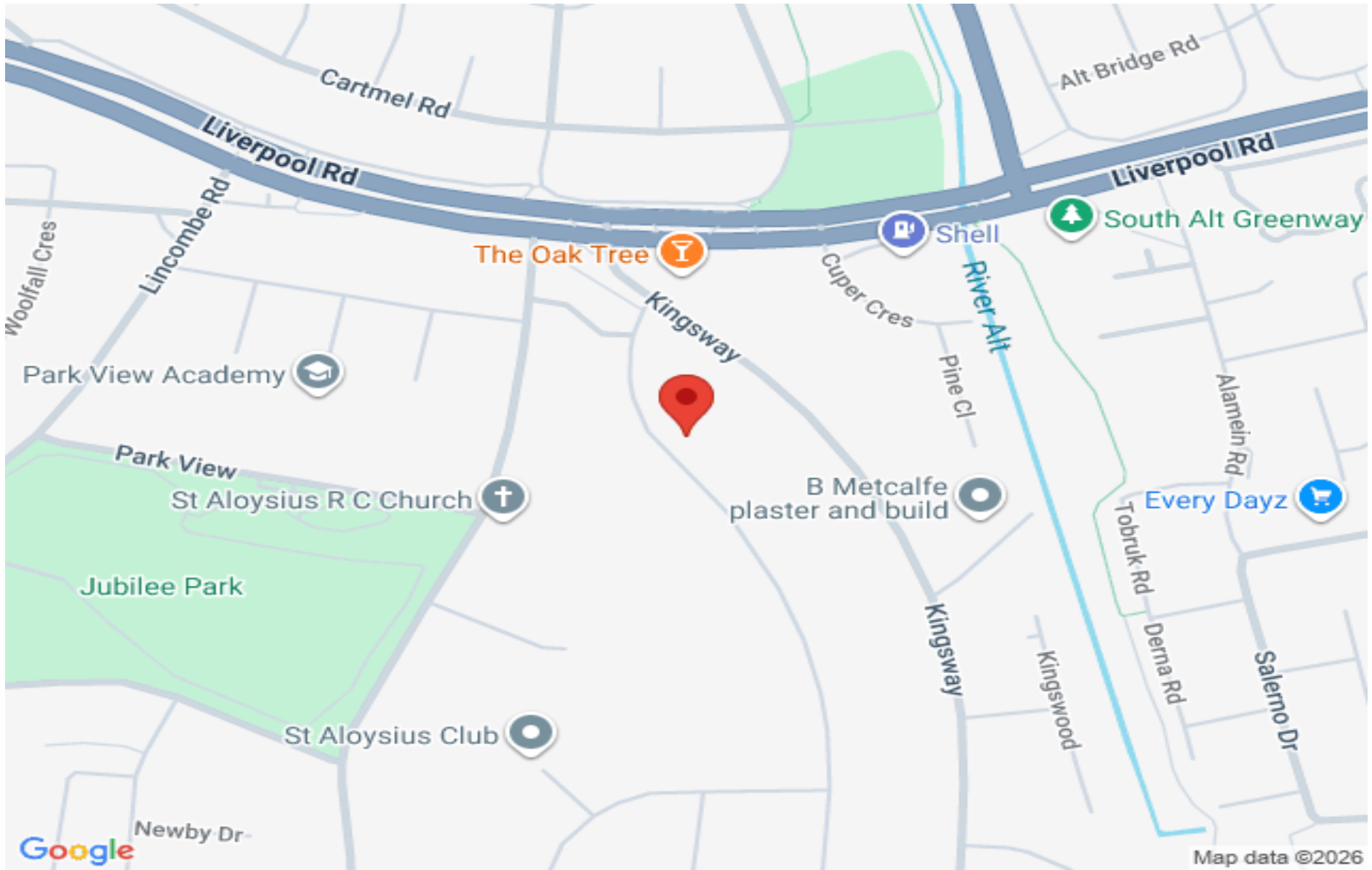


Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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