

FREEHOLD



House - End Terrace

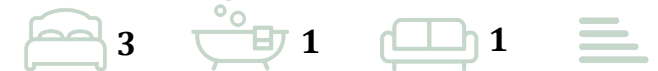
11 HURST PARK CLOSE, LIVERPOOL, L36 1TB

Asking Price

£175,000

FEATURES

- An spacious three bedroom end of terrace
- Situated in a popular location in a cul de sac position
- Entrance porch and entrance hall, downstairs cloaks
- Lounge with feature fireplace and conservatory
- Fitted kitchen with built in appliances
- Family shower room with double shower enclosure
- Large rear garden with lawns, shrubs and patio
- Front driveway for off road parking



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - End Terrace located in Liverpool

A beautifully presented three-bedroom end-terraced home, ideally positioned at the end of a quiet cul-de-sac within this highly sought-after residential location. Offered to the market with no onward chain, this spacious property is perfect for first-time buyers, families, or investors alike.

The accommodation briefly comprises an entrance porch leading into the welcoming hallway, a generous lounge with French doors opening into the conservatory, a fitted kitchen with a range of built-in appliances, conservatory, and a convenient ground floor cloakroom/WC.

To the first floor are three well-proportioned bedrooms and a stylish modern shower room featuring a double shower enclosure.

Externally, the property benefits from a substantial rear garden laid mainly to lawn with patio seating area and mature shrubs, ideal for outdoor entertaining and family enjoyment. To the front is a driveway providing off-road parking.



Ground Floor

1st Floor

Total: 964 sq. Ft, 90 m2
 Ground Floor: 533 sq. Ft, 50 M2, 1st Floor: 431 sq. Ft, 40 m2
 Excluded Areas: Walls: 95 sq. Ft, 8 m2

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Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

