



**22 Nicander Road, Liverpool**  
Liverpool

Offers Over **£300,000**



- Charming Three Bedroom Mid Terrace Home
- Located In The Desirable Area Of Mossley Hill
- A Rare Find - Available With No Onward Chain
- Extended & Impeccably Finished Throughout
- Entrance Hall & Bay-Fronted Reception Room
- Impressive Open Plan Kitchen & Dining Area
- Three Spacious Bedrooms & Family Bathroom
- Low-Maintenance Enclosed Yard To The Rear

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

## 22 Nicander Road

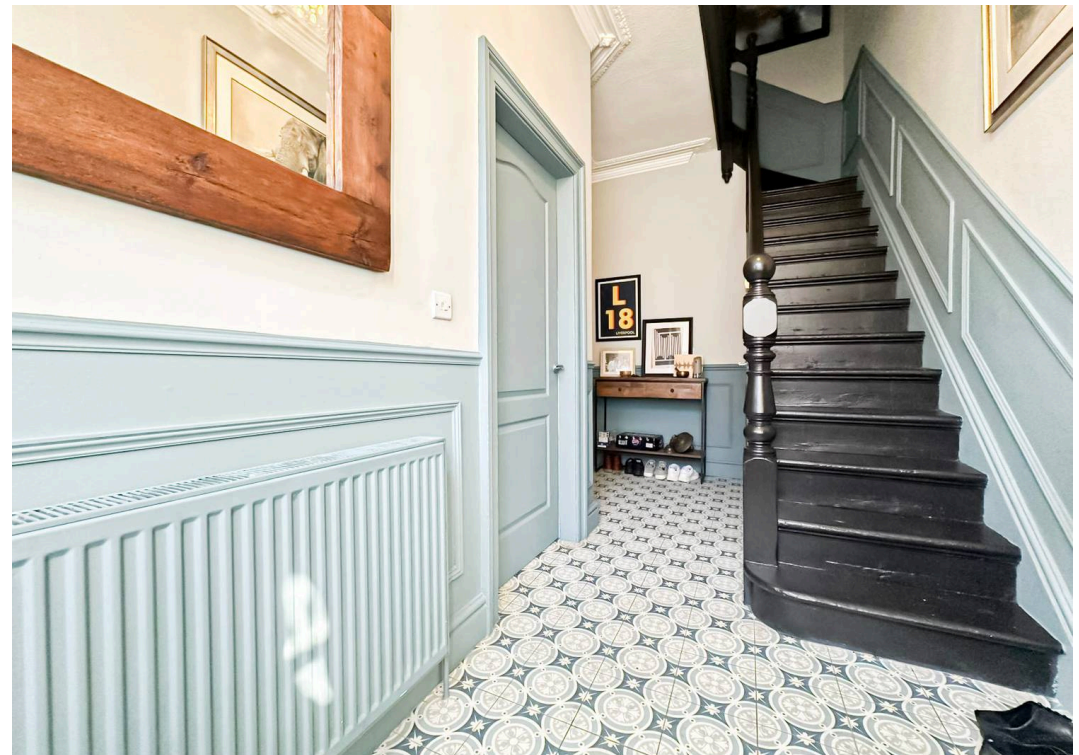
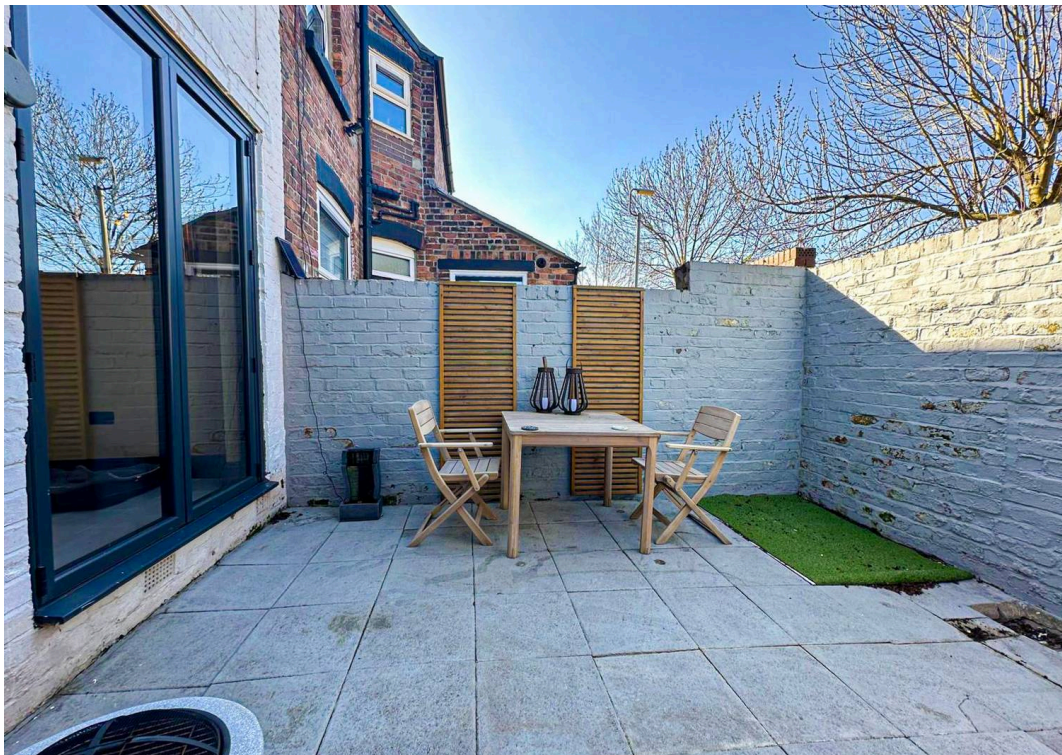
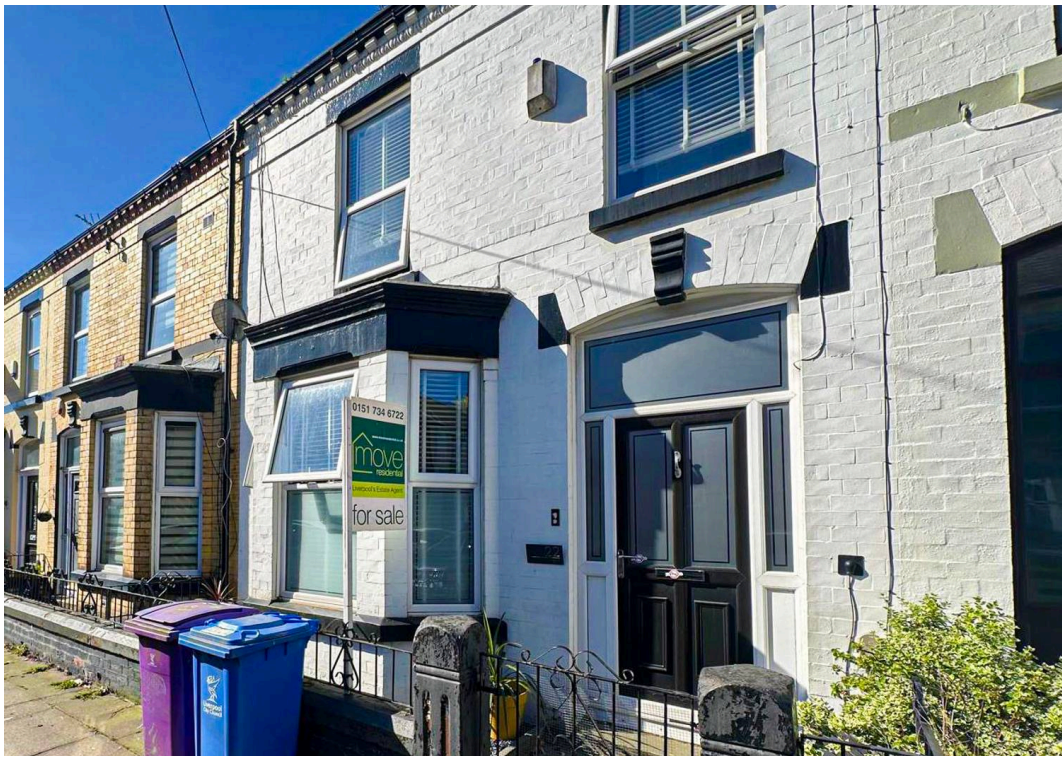
Liverpool, Liverpool

Arriving at the sales market courtesy of appointed agents Move Residential is this charming three bedroom mid terrace home, located on Nicander Road in the highly desirable area of Mossley Hill, L18. The property has been extended to offer generous living proportions and the interiors have been finished to an impeccable standard throughout. Available for sale with no onward chain, this presents an opportunity not to be missed for those searching for a property that is ready to move into with no work needed, in one of South Liverpool's most sought-after suburbs.

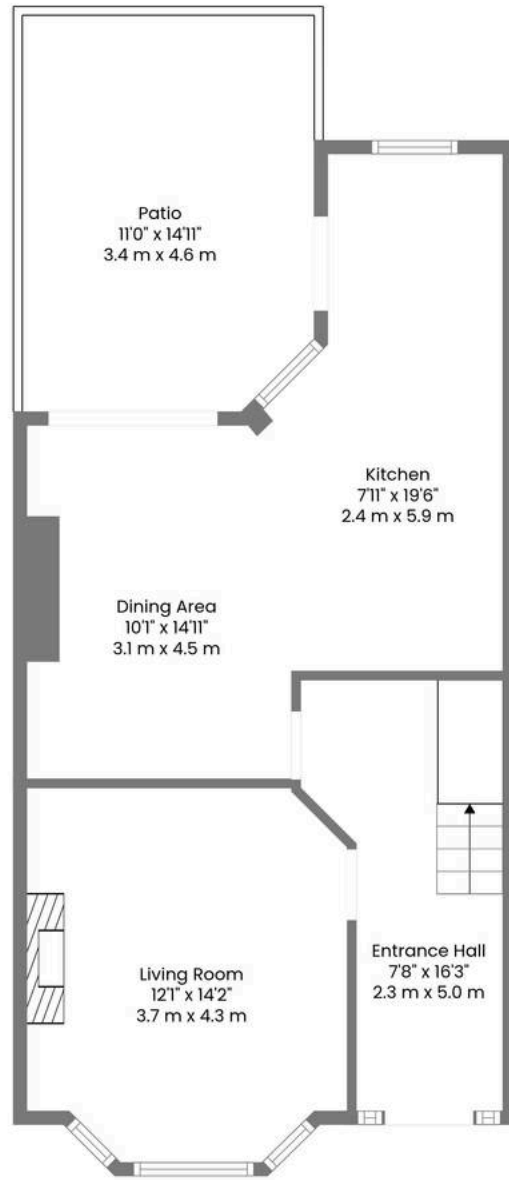
A tastefully decorated entrance hall greets you into the property and sets the tone for the accommodation to follow, leading through to a spacious family lounge. Beautifully presented and awash with natural light courtesy of a bay window, this presents a welcoming space to relax and unwind. The rear of the property has been extended and opened up to create an impressive kitchen/dining area which presents a delightful social setting for enjoying family mealtimes and entertaining guests. The newly fitted kitchen is complete with a range of stylish base and wall units, complementary worktops and a Belfast sink. The centre island incorporates a breakfast bar, perfect for more casual dining, and there is ample room to accommodate a dining table ideally positioned in front of bi-fold doors which provide seamless access out to the rear yard.

The property continues to impress as you ascend to the first floor, where you will discover two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard

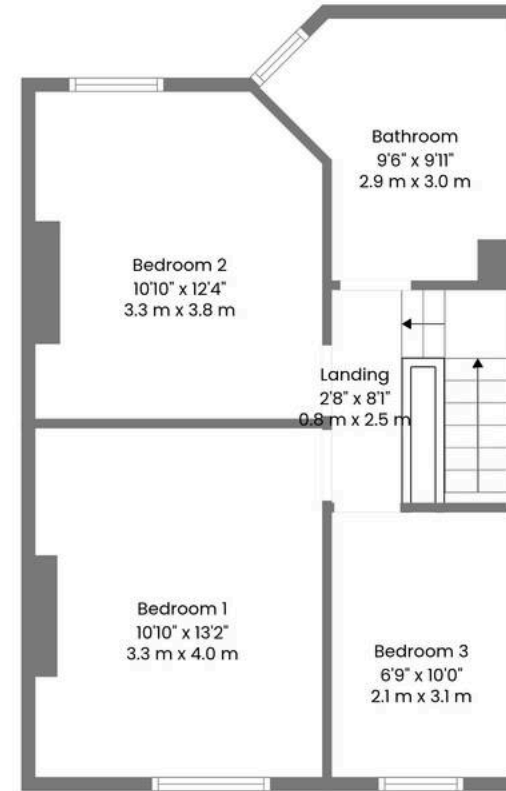








1st Floor



2nd Floor

**TOTAL: 1040 sq. ft, 96 m2**

1st floor: 552 sq. ft, 51 m2, 2nd floor: 488 sq. ft, 45 m2

EXCLUDED AREAS: PATIO: 161 sq. ft, 15 m2, WALLS: 102 sq. ft, 10 m2

