



71 Coulport Close, Liverpool, Mersyside, L14 2EL

Offers around £175,000

Alpha-Move are delighted to offer this fantastic two bedroom extended semi in Coulport close L14, close to schools, bus routes and local amenities. The layout consists of short hallway, front living room, fitted kitchen and rear reception/conservatory with insulated roof and skylights on the ground floor. The upper floor has two bedrooms and family bathroom with whirlpool bath and shower over. There is also an insulated plastered loft room with skylights that could be used as a work space or play room. Externally, there is a low maintenance block paved frontage, with a good sized low maintenance patio at the rear, that benefits from a southerly aspect and not being overlooked. Additionally there is a lean-to storage area at the side and a three car driveway at the rear that could also be incorporated for amenity space. This property is situated on a corner plot and is in turn key condition making it ideal for first time buyers and young families. Early viewing essential.



71 Coulport Close, Liverpool, Mersyside, L14 2EL

Hallway

4'10" x 2'11" (1.49 x 0.89)

Composite door to front aspect, radiator.

Reception Room

14'1" x 11'8" (4.31 x 3.56)

UPVC bay window to front aspect, radiator.

Kitchen

12'2" x 11'11" (3.73 x 3.65)

UPVC windows and patio doors to rear aspect, wall and base units, vertical radiator.

Conservatory

10'7" x 10'0" (3.23 x 3.07)

Velux windows, insulated roof.

Bedroom One

11'8" x 8'1" (3.57 x 2.47)

UPVC window to rear aspect, built in wardrobes, radiator.

Bedroom Two

11'9" x 8'8" (3.59 x 2.66)

UPVC windows to front aspect, radiator.

Bathroom

9'1" x 5'4" (2.77 x 1.65)

UPVC window to side aspect, whirlpool bath, shower, WC, vanity sink and radiator.

Loft

12'8" x 11'2" (3.88 x 3.42)

Insulated loft room with two velux windows.

