

FREEHOLD



House - End Terrace

435 LIVERPOOL ROAD, HUYTON, LIVERPOOL, L36 8HT

Asking Price

£170,000

FEATURES

- Three bedroom end-terrace home
- Fitted kitchen with ample storage and worktop space
- Family bathroom to the first floor
- Gas central heating and double glazing
- Well-proportioned accommodation throughout
- Within easy reach of schools, shops and transport links
- Ideal first-time purchase or family home
- Convenient location close to local amenities
- Excellent buy-to-let investment opportunity
- Viewing highly recommended



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ESTATE AND LETTING AGENTS LTD

3 Bedroom House - End Terrace located in Liverpool

Accommodation

Spacious Three-Bedroom End-Terrace Home with Garage and Fantastic Potential

This spacious three-bedroom end-terrace property offers well-balanced family accommodation, a private rear garden, garage, and excellent potential to extend (subject to the necessary planning permissions), making it an ideal purchase for first-time buyers, growing families, or investors.

The ground floor features a welcoming entrance hallway leading to a generous bay-fronted lounge, a separate dining room ideal for family meals and entertaining, and a fitted kitchen with access to the rear garden. The versatile layout provides excellent living space with scope for modernisation and reconfiguration if desired.

To the first floor, the property offers three well-proportioned bedrooms, including two spacious doubles and a comfortable third bedroom, together with a practical wet room.

Externally, the property benefits from a good-sized rear garden, providing an ideal space for outdoor entertaining and family enjoyment, as well as the added convenience of a garage. As an end-terrace, the property offers additional privacy and exciting potential for future extension, subject to obtaining the relevant consents.

Further benefits include gas central heating, double glazing throughout, and a property that has been well maintained, requiring only light cosmetic updating to suit individual tastes.

Conveniently situated close to local amenities, schools, transport links, and everyday conveniences, this attractive home combines generous accommodation with excellent future potential.

Early viewing is highly recommended to fully appreciate the space, versatility, and opportunity this fantastic family home has to offer.

Entrance Hallway

13'3" x 8'1"

A welcoming entrance hallway providing access to the principal ground floor accommodation, with staircase rising to the first floor and doors leading to the lounge, dining room, and kitchen.

Lounge

13'3" x 12'7"

A spacious bay-fronted reception room positioned to the front of the property, offering ample space for comfortable seating and family living. A bright and inviting room, ideal for relaxing and everyday use.

Dining Room

13'4" x 11'4"

A generous separate reception room, perfectly suited for formal dining and entertaining, with ample space for a large dining table and additional furniture. The separate layout offers flexibility for modern family living.

Kitchen

9'3" x 8'1"

Fitted with a range of wall and base units with work surfaces over incorporating a

sink and drainer. Space for cooking appliances and additional white goods, with a window to the front elevation and access to the rear garden.

First Floor
Landing

Providing access to all first-floor rooms and the family wet room.

Bedroom One

13'8" x 10'4"

A generous double bedroom positioned to the front of the property with ample space for wardrobes and additional bedroom furniture.

Bedroom Two

10'8" x 8'9"

A well-proportioned double bedroom overlooking the rear aspect, offering plenty of space for bedroom furnishings.

Bedroom Three

9'5" x 9'1"

A comfortable and versatile bedroom, ideal as a child's room, guest bedroom, or home office.

Family Wet Room





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8'2" x 6'7"

Comprising a practical wet room with shower area, wash hand basin, and low-level WC.

Outside

The property enjoys a good-sized rear garden, ideal for outdoor entertaining and family enjoyment, together with the added benefit of a garage. The end-terrace position provides additional privacy and excellent potential for future extension or enhancement, subject to the necessary consents.

Room Measurements Summary

Entrance Hallway: 13'3" x 8'1"

Lounge: 13'3" x 12'7"

Dining Room: 13'4" x 11'4"

Kitchen: 9'3" x 8'1"

Bedroom One: 13'8" x 10'4"

Bedroom Two: 10'8" x 8'9"

Bedroom Three: 9'5" x 9'1"

Family Wet Room: 8'2" x 6'7"

Agents Notes

Some images may include AI-assisted enhancements to improve lighting and presentation. These images are intended for marketing purposes only and may not fully reflect the property's current appearance. Prospective buyers are advised to view the property in person.





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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.

