



13, Cumber Lane, Whiston, L35 2XG

Offers Over £135,000

*David
Davies* Collection



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- EPC: E
- Council Tax Band: B - Knowsley
- Freehold
- No Onward Chain
- Extended Semi Detached Property
- In Need Of Some Modernisation
- Extended Kitchen
- Ground Floor Bathroom
- Two Double Bedrooms
- Driveway Parking

Offered to the market with no onward chain, this attractive two-bedroom semi-detached property presents an excellent opportunity for buyers seeking a well-located home with fantastic potential. Situated on Cumber Lane in Whiston, the property is ideally positioned for easy access to Whiston Hospital, making it particularly appealing to healthcare professionals, commuters, or those seeking convenient local amenities.

While the property is in need of modernisation, it offers a superb blank canvas for purchasers looking to create a home tailored to their own taste and requirements. A key highlight is the rear extension, which has already been completed, saving significant time and expense. This has created a generous open-plan kitchen diner, perfectly suited to modern-day living and entertaining.

The ground floor briefly comprises an entrance vestibule, welcoming hallway, front living room, the spacious open-plan kitchen diner to the rear, and a ground floor family bathroom. To the first floor, the property offers two well-proportioned double bedrooms, both providing excellent space and natural light.

Externally, the home benefits from a good-sized private rear garden, ideal for outdoor enjoyment, along with a detached garage offering additional storage or parking. To the front, there is off-road parking, adding further practicality.

This is a fantastic opportunity to acquire a well-positioned property with strong potential in a sought-after area. Early viewing is recommended to fully appreciate the scope and location on offer.

****Probate Has Been Granted****

EPC: E





