



15 East Orchard Lane

, Liverpool, L9 9EG

Offers in the region of £220,000



Tucked away within a quiet cul-de-sac on East Orchard Lane, this charming three-bedroom semi-detached home occupies a highly sought-after position within the popular Moor Park area. Conveniently located for Fazakerley Train Station, Aintree University Hospital, local shops and a wealth of amenities, the property offers an exceptional opportunity for a wide range of buyers.

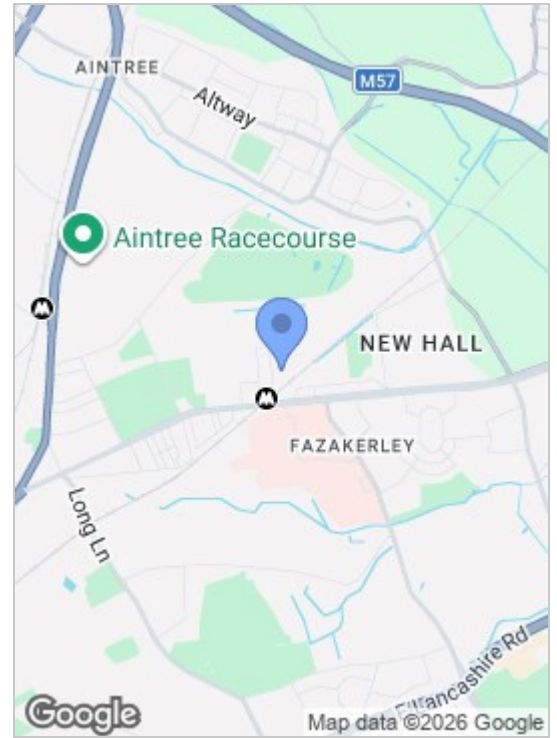
Having been lovingly owned by the same family for over 60 years, this much-loved home is beautifully maintained throughout and offers fantastic potential for a new owner to personalise and update to their own taste.

The accommodation briefly comprises a welcoming porch, entrance hallway, bay-fronted lounge, sitting room, conservatory, modern fitted kitchen with breakfast area, utility room, ground floor W.C. and internal access to the garage, which benefits from a recently installed electric door.

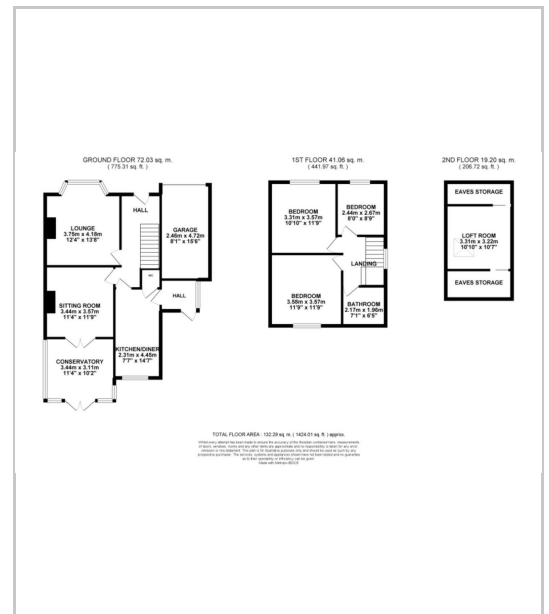
To the first floor are three well-proportioned bedrooms and a family bathroom. A staircase leads to a useful loft room, providing additional versatile space.



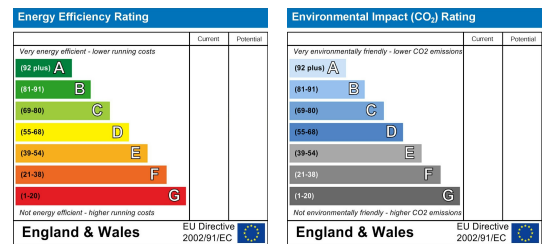
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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