



MISTORIA  
ESTATE AGENTS



## 86 Carr Lane East Liverpool

£130,000

Freehold

Nestled in the heart of Croxteth, Liverpool, this charming three-bedroom terraced house offers a delightful blend of comfort and convenience, providing ample space for family living or an amazing opportunity for first time buyers or an investor's next property for the lettings market.

Upon entering, you are welcomed into a spacious reception room that serves as the perfect setting for relaxation and entertaining. The modern fitted kitchen is both functional and stylish, making meal preparation a pleasure. The property boasts two generously sized double bedrooms, ideal for restful nights, alongside a smaller single bedroom that can serve as a child's room or a home office.

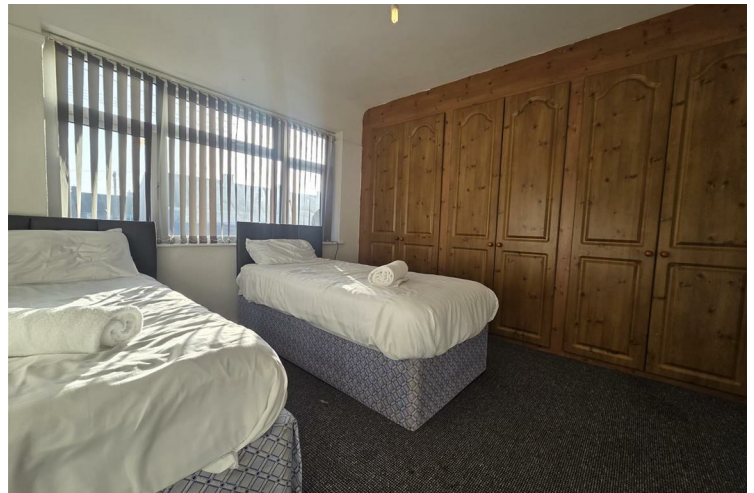
The large family bathroom is well-appointed, ensuring that morning routines are both efficient and enjoyable. Outside, the front garden features a driveway, offering convenient off-road parking. The expansive back garden is a true highlight, complete with a patio area that invites outdoor dining and leisure, perfect for family gatherings or quiet evenings under the stars.



- THREE BEDROOM TERRACED HOUSE • DRIVEWAY • LARGE BACK GARDEN WITH PATIO AREA • MODERN FITTED KITCHEN • FAMILY SIZE BATHROOM • LOCAL AMENITIES


#### Disclaimer

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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/tenants are advised to recheck the measurements

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