



50 Newark Close, Liverpool, L36 8JD
£165,000

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Knowsley. Benefiting from modern sophisticated decor throughout, conservatory and private rear garden.

The living accommodation briefly comprises of; lounge, kitchen/diner and conservatory to the rear. To the first floor, 3 bedrooms and modern shower room.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Council tax band - B

GROUND FLOOR

Lounge 16'1" x 9'8" (4.91m x 2.96m)

High quality wood effect laminate flooring with media wall, living flame fireplace, spotlighting and French doors through to the kitchen/diner

Kitchen/diner 9'6" x 12'11" (2.90m x 3.95m)

Tile flooring with spotlighting and open aspect through to the conservatory. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

Conservatory 8'1" x 11'9" (2.47m x 3.59m)

Tile flooring with patio doors leading to the rear garden and blind

FIRST FLOOR

Bedroom 10'9" x 6'5" (3.28m x 1.96m)

High quality wood effect laminate flooring with window to the rear elevation and blind

Bedroom 8'8" x 9'8" (2.65m x 2.96m)

High quality wood effect laminate flooring with window to the front elevation, curtains and blind

Bedroom 7'6" x 6'2" (2.31m x 1.90m)

High quality wood effect laminate flooring with window to the rear elevation and blind

Bathroom

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting, heated towel rail and floor to ceiling tiled decor

EXTERNAL

Double driveway to the front of the property with side access to the rear garden. Enclosed rear garden benefiting from a private South-facing aspect, with laid to lawn and small patio area.

