



18 Canova Close, Liverpool

Guide Price £200,000





18 Canova Close

Liverpool, Liverpool

Council Tax band: A

Tenure: Freehold

- NO CHAIN
- Off-road parking
- Modern kitchen with breakfast bar & integrated appliances
- Open plan living area
- French doors with garden access
- Landscaped private garden with patio
- Spacious modern bathroom with walk-in shower and jet bath
- Ample natural light
- Three spacious bedrooms
- Downstairs WC
- Spacious utility room

**Kitchen**

9' 6" x 11' 5" (2.90m x 3.47m)

Living Room

11' 1" x 21' 9" (3.38m x 6.62m)

WC

2' 8" x 5' 4" (0.82m x 1.63m)

Utility Room

6' 10" x 7' 6" (2.08m x 2.28m)

Hallway

9' 6" x 9' 9" (2.89m x 2.98m)

Bedroom 1

12' 7" x 11' 10" (3.83m x 3.61m)

Bathroom

6' 6" x 9' 1" (1.99m x 2.78m)

Landing

8' 11" x 2' 9" (2.73m x 0.85m)

Bedroom 2

11' 9" x 8' 5" (3.59m x 2.57m)

Bedroom 3

9' 10" x 8' 6" (3.00m x 2.58m)





GARDEN

DRIVEWAY

2 Parking Spaces





HOMESURE



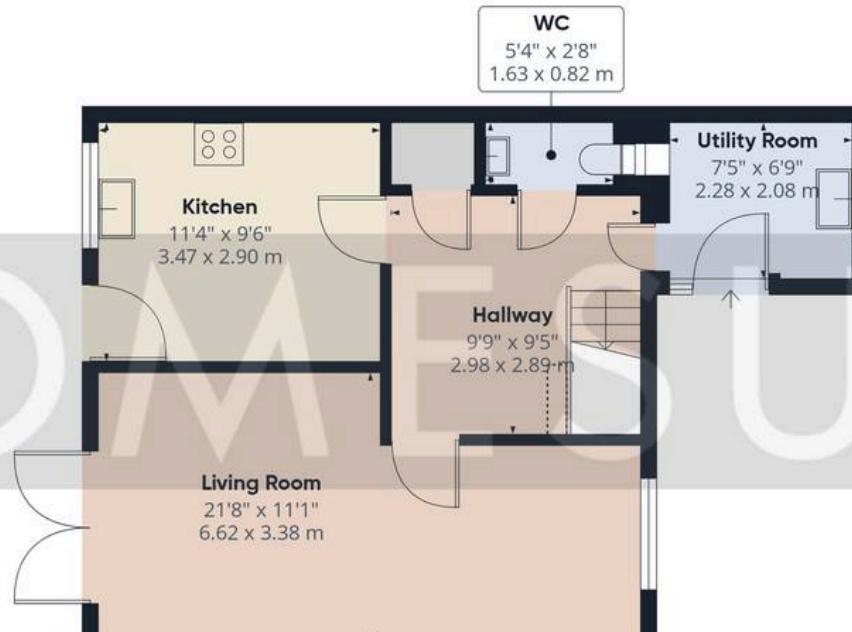
HOMESURE



HOMESURE



HOMESURE



Approximate total area⁽¹⁾

911 ft²
84.5 m²

Reduced headroom

2 ft²
0.2 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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