



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

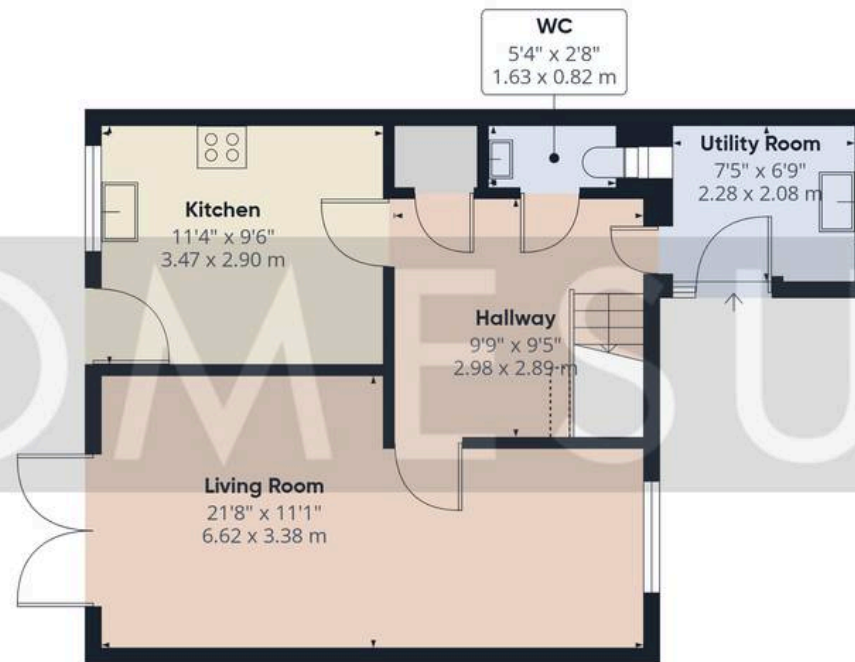


HOMESURE



HOMESURE





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

911 ft<sup>2</sup>

84.5 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(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



## Homesure Property

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