

Ashtree Grove
Liverpool, L12 0PL

£275,000

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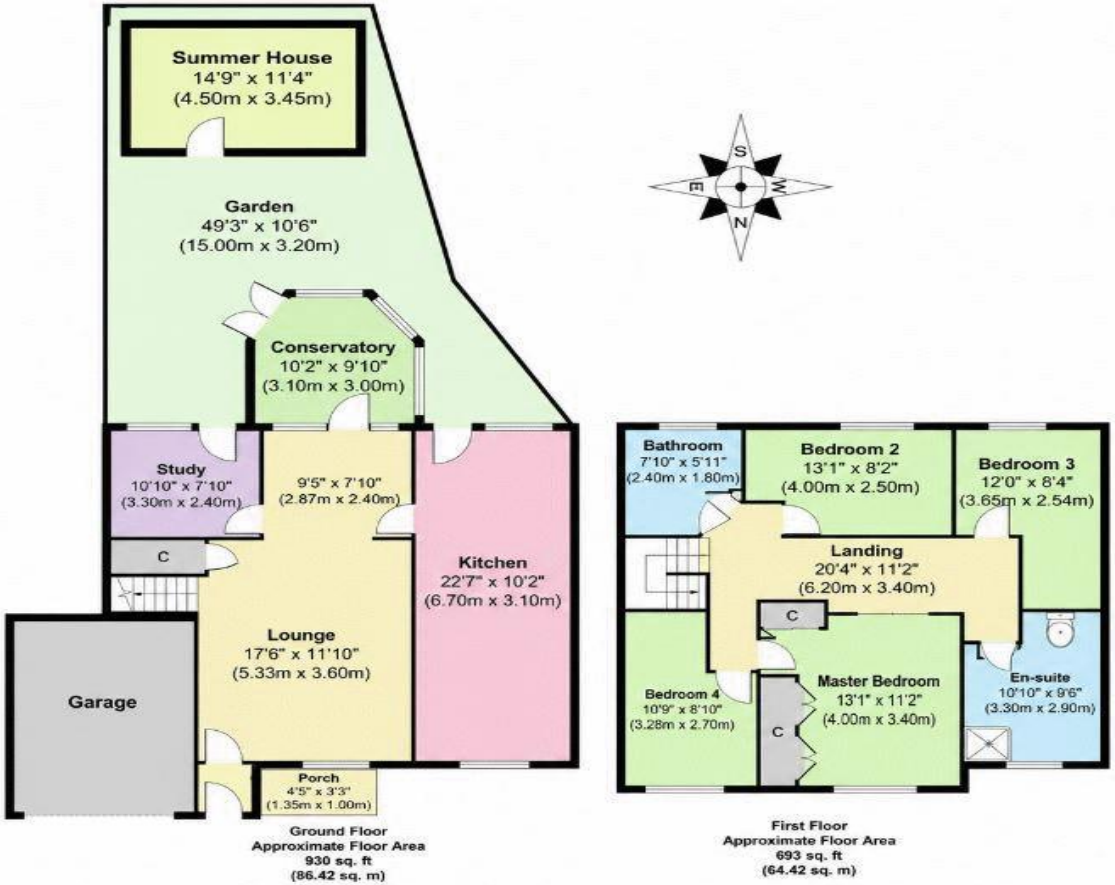


MAIN FEATURES:

- **Well Presented Semi Detached House Benefitting from No Onward Chain**
- **Fitted Kitchen/Breakfast Room**
- **Good Size Lounge/Diner**
- **Study & Conservatory**
- **Master Bedroom with En-suite**
- **Three Further Bedrooms & Family Bathroom/WC**
- **Rear Garden with Summer House**

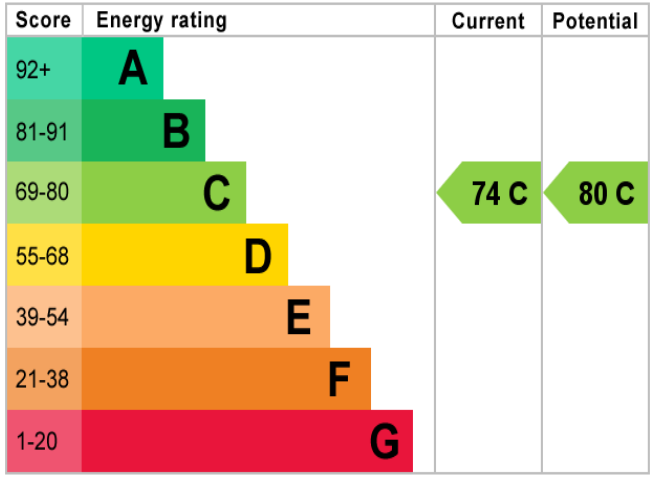
This well-presented semi-detached house on Ashtree Grove offers generous and versatile accommodation, making it an excellent choice for families seeking space, comfort and convenience. The ground floor features a welcoming good-sized lounge/diner, ideal for both relaxing and entertaining, alongside a fitted kitchen/breakfast room providing plenty of space for everyday family life. A separate study is perfect for home working, while the conservatory offers an additional bright and comfortable living area overlooking the garden. Upstairs, the impressive master bedroom benefits from an en-suite, complemented by three further bedrooms and a family bathroom/WC. Outside, the property continues to impress with a rear garden and summer house, providing an attractive space for entertaining, hobbies or relaxation. Ample off-road parking and a garage add further practicality.

Situated in the popular L12 area of Liverpool, Ashtree Grove offers convenient access to local schools, shops and everyday amenities. The area also benefits from good transport links into Liverpool city centre and surrounding districts, while nearby parks and green spaces provide excellent opportunities for walking, recreation and family days out. Offered with no onward chain, early viewing is highly recommended.



Approx. Gross Internal Floor Area 1623 sq. ft / 150.84 sq. m (Including Outbuilding & Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
For further information contact us:
T: 01903 331031 / 0800 033 7 943
E: info@getanoffer.co.uk

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www.getanoffer.co.uk

01903 331031
38a Goring Road, Worthing, West Sussex, BN12 4AD
info@getanoffer.co.uk

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