



## 50 Brooklands Avenue

, Liverpool, L22 3XZ

**Offers in the region of £210,000**



This three-bedroom semi-detached home presents a wonderful opportunity for those looking to create their ideal living space. While the property is in need of some modernisation, it has been well maintained and offers a solid foundation for your personal touch.

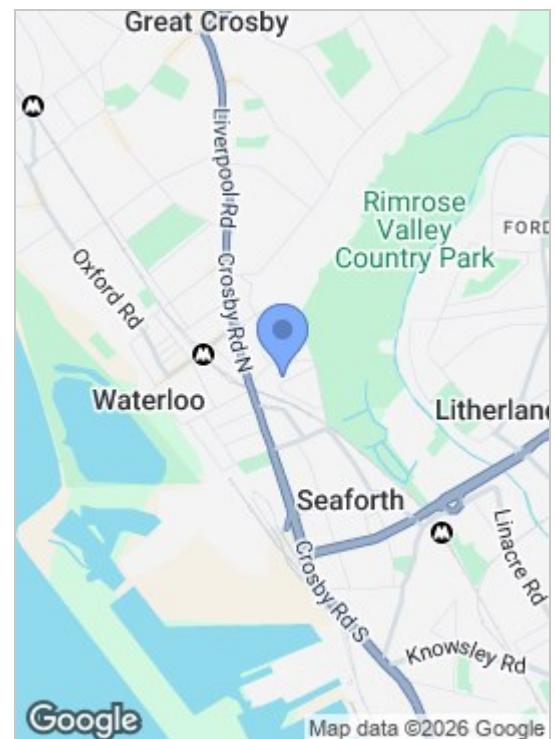
Upon entering, you are greeted by a welcoming hallway that leads into a spacious through lounge. There is a separate kitchen with access to the garden. Upstairs, you will find three comfortable bedrooms, each offering potential for customisation to suit your needs. The shower room is conveniently located to serve the upper floor.

Externally, the property boasts a well-maintained garden, complete with a patio area, ideal for enjoying the outdoors during warmer months. The front of the house features a driveway, providing off-road parking for your convenience.

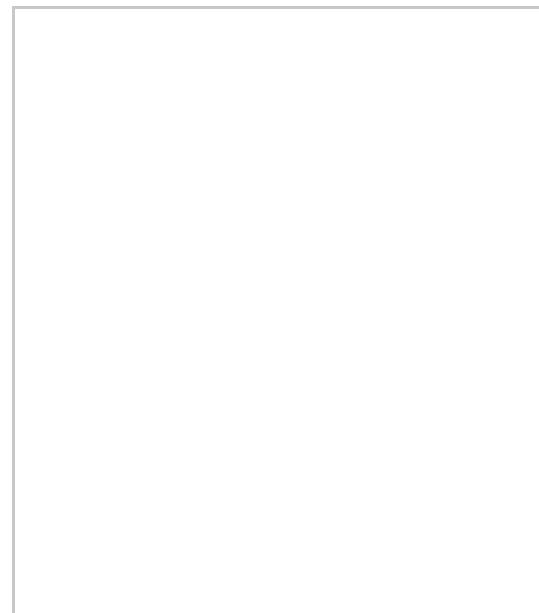
Noteworthy features include a boiler that is currently under guarantee, new roof in 2016, and insulated walls, ensuring energy efficiency. The gas fire has been disconnected, allowing for a fresh start in your heating.



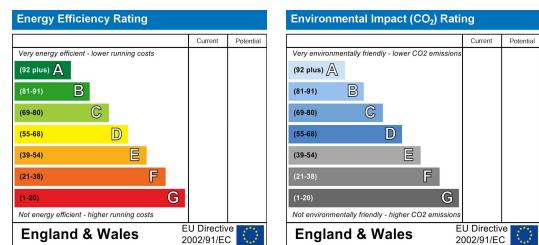
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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