



**MISTORIA**  
ESTATE AGENTS



## Harrington Road Liverpool

**£85,000**

**Leasehold**

Mistoria Estate Agents are pleased to bring to the market this well presented and well located two bed, two bathroom top floor apartment, nestled on Harrington Road in the charming area of Huyton, Liverpool, this modern two-bedroom ground floor apartment presents an excellent opportunity for first-time buyers and investors alike. Spanning a comfortable 656.60 square feet, the property boasts a well-designed layout that maximises space and functionality.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into an open-plan lounge and kitchen area. This inviting space is perfect for both relaxation and entertaining, enhanced by French doors that lead directly to a private garden at the rear, allowing for an abundance of natural light and a delightful outdoor experience.

The property features two well-proportioned bedrooms, including a master ensuite, providing a private sanctuary for rest and relaxation. A family bathroom is also conveniently located, ensuring ample facilities for all residents. Additionally, a utility area adds to the practicality of the home.





• TWO BEDROOM APARTMENT • ALLOCATED PARKING • VISITOR PARKING • MASTER BEDROOM WITH EN SUITE BATHROOM (SHOWER)

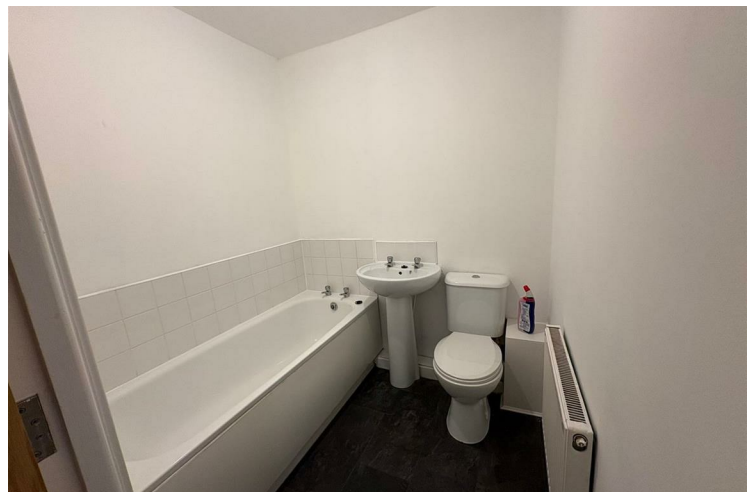
**Full Description**

Mistoria are pleased to offer this SECOND FLOOR SPACIOUS WELL-PROPORTIONED 2 BEDROOM /2 BATHROOM APARTMENT. The property is unfurnished and benefits from double glazing, gas central heating OPEN PLAN LOUNGE and KITCHEN AREA with Gas hob and Electric oven, French doors overlooking Communal garden, ALLOCATED PARKING - GATED ENTRANCE, en suite, WOODEN FLOORING throughout, neutrally painted throughout, Intercom Alarmed. This apartment has been redecorated throughout and newly carpeted the interior of this apartment is spacious, light and airy, and would make an ideal home for a young family. With a gas fired combi boiler providing full central heating and an unlimited supply of hot water, this modern energy efficient property should be very economical to live in. This property is offered unfurnished and is very competitively priced for a property of these proportions in this area. Early viewing advised. Employed/self-employed only. No pets. Communal door to entrance serving four apartments, two per floor. Entrance door to square hallway with storage cupboard and intercom entry phone.

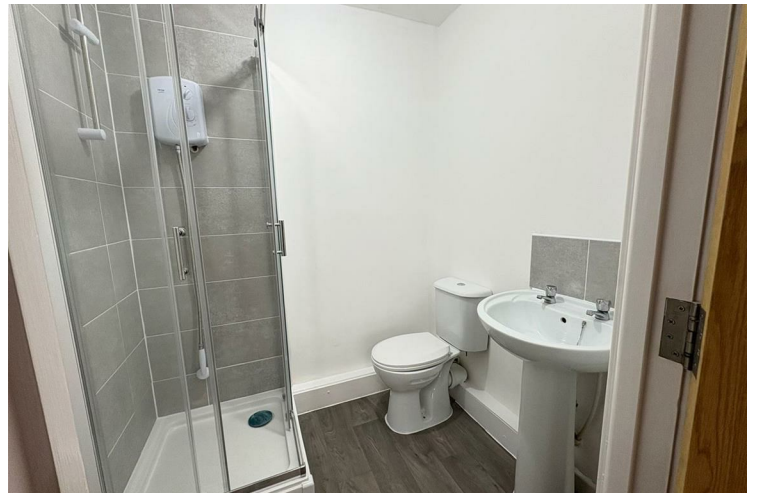
- " 2 Bedrooms
- " Allocated Parking
- " Flexible Accommodation
- " Master Bedroom with En suite Bathroom
- " Gardens
- " Immaculate Presentation
- " Internal Viewings Recommended
- " Off Street Parking
- " Full Gas Central Heating & Hot Water

**Disclaimer:**

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice



- FAMILY BATHROOM • GAS CENTRAL HEATING





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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