



Digmoor Road | | Kirkby | L32 3YD

Offers Over £149,000





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Immaculate & Extended Three-Bedroom Terrace in Sought-After Southdene.

Discover a beautifully presented and thoughtfully extended three-bedroom mid-terraced home, nestled in the highly popular Southdene area of Kirkby. This property has been significantly modernised by the current owners to create a wonderful family home that is both stylish and practical.

Step inside to be greeted by a spacious and inviting open-plan lounge and dining room, perfect for

- Close to Local Amenities
- Double Glazing/ Gas Central Heating
- 4.8 kW Solar PV System with 9.5 kWh Battery Storage – generating approximately £2,000 worth of energy per year
- Council Tax Band "A"
- Close to Town Centre
- Modern Kitchen
- Electric Charging Point
- New Roof

**Hall**  
7'10" x 8'10" (2.38 (2.39) x 2.70 (2.69))

**Lounge**  
13'11" x 10'10" (4.25 (4.24) x 3.30)

**Through Lounge**  
10'11" x 8'10" (3.32 (3.33) x 2.68 (2.69))

**Conservatory**  
9'10" x (3.00 x)

**Kitchen**  
14'9" x 13'1" (4.50 x 4.00 (3.99))

**Landing**  
13'1" x 9'10" (4.00 (3.99) x 3.00)

**Bedroom 1**  
10'10" x 12'7" (3.31 (3.30) x 3.83 (3.84))

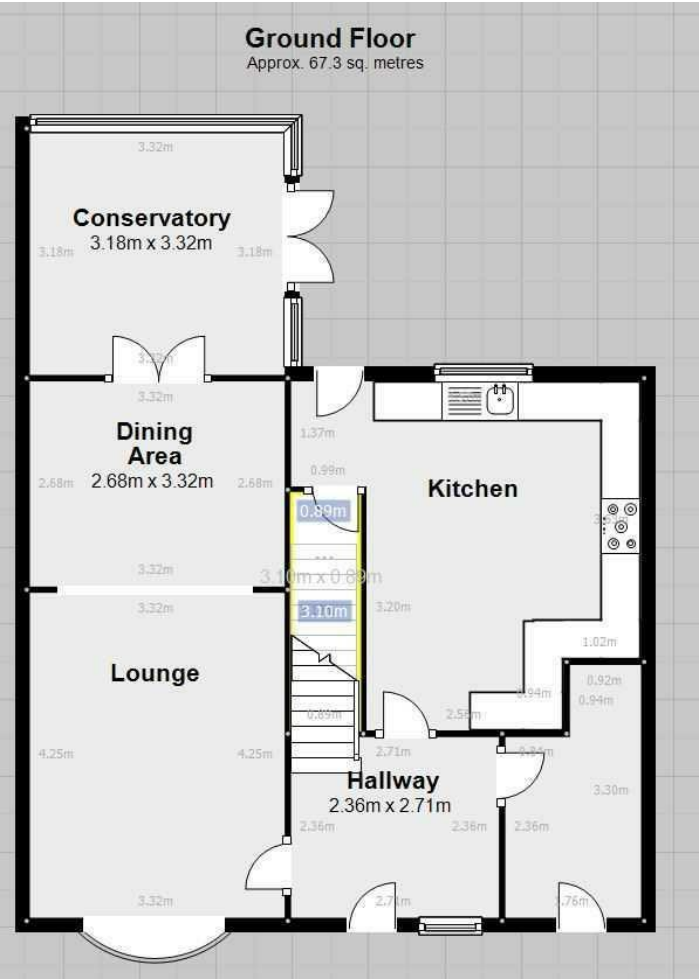
**Bedroom 2**  
11'4" x 13'11" (3.45 x 4.23 (4.24))

**Bedroom 3**  
8'2" x 9'1" (2.49 x 2.76 (2.77))

**Bathroom**  
5'8" x 7'3" (1.73 x 2.20 (2.21))

**Wc**  
5'11" x 2'11" (1.80 x 0.90 (0.89))

**Garden**



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 80      | 81                      |
| (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 |

Council Tax Band A  
EPC Rating C

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