

Erica Park, L27
170,000
Liverpool

£170,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

An ideal first home, this well-presented property is tucked away within a popular estate, offering comfortable living with the added benefit of a driveway and rear garden.

Upon entering, you'll discover a welcoming living space, to the rear of the property is a functional kitchen with dining area, along with a downstairs W/C thoughtfully designed to meet modern living needs.

Upstairs are two double bedrooms and a single room with walk in cupboard, ideal for wardrobe space.

Outside, the property boasts a private rear garden, providing a pleasant space with grass laid to lawn. To the front, a convenient driveway ensures off-road parking.

Situated in a sought-after area, this home benefits from excellent local amenities and is well-connected for easy access to nearby transport links, making it a perfect choice for those seeking convenience and community.

This delightful home offers a wonderful opportunity to establish yourself in a desirable location. Arrange a viewing today to experience all it has to offer.
































WC
3'0" x 4'9"
11'10" x 13'5"
Kitchen
11'7" x 13'4"
Floor 0
Bathroom
5'5" x 6'3"
Bedroom
10'7" x 17'4"
Bedroom
7'5" x 10'5"
Landing
4'2" x 6'7"
9'10" x 6'9"
S W E N
Floor 1
Approximate total area(1)
705 ft²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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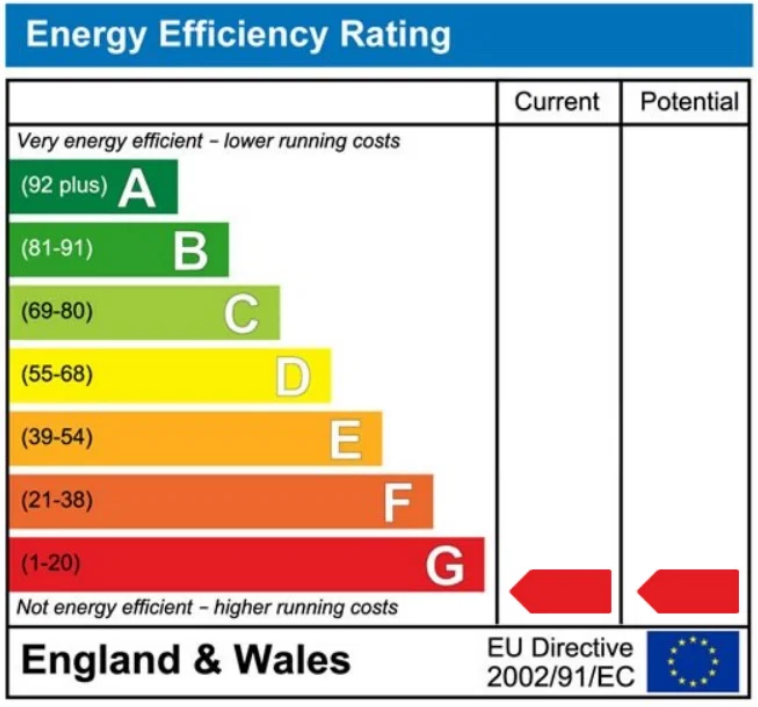
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC