

FREEHOLD



House - Terraced

# 46B WOOLFALL CRESCENT, HUYTON, LIVERPOOL, L36 2NE

Asking Price

## £140,000

### FEATURES

- Three bedroom mid terraced property
- Entrance vestibule, lounge with grey laminate flooring
- Downstairs cloaks and inner hallway with storage
- Dining kitchen with modern units and built in appliances
- Family bathroom with a three piece suite
- Garden at the rear with lawn
- Front lawn and driveway for off road parking
- Close to shops, schools and transport links
- An early viewing is advised



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Terraced located in Liverpool

## Entrance Vestibule

Grey laminate wood effect flooring. UPVC part glazed front door

## Lounge

16'3 x 13'4

UPVC double glazed bay window to the front aspect. Grey laminate wood effect flooring. Central heating radiator. Stairs to the first floor accommodation

## Inner Hallway

Grey laminate wood effect flooring. Understairs storage cupboard

## Cloaks

Fitted with a two piece suite comprising of a wash hand basin and a low level wc. Tiled splashbacks. Xpelair fan

## Dining Kitchen

13'3 x 9'6

UPVC double glazed french doors leading to the garden and UPVC double glazed window. Grey laminate wood effect flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include a gas hob, electric oven and extractor hood. Brick effect tiled splashbacks. Plumbed for an automatic washing machine. Central heating radiator.

## Landing

Doors to all rooms. Loft access point.

## Bedroom One

13'4 max x 10'1

UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Central heating radiator.

## Bedroom Two

9'5 x 6'5

UPVC double glazed window to the rear aspect. Central heating radiator. Grey laminate wood effect flooring.

## Bedroom Three

9'5 x 6'5

UPVC double glazed window to the rear aspect. Central heating radiator. Grey laminate wood effect flooring.

## Bathroom

Fitted with a three piece suite comprising of a panelled bath with mixer tap, a pedestal wash hand basin and a low level wc. Tiled splashbacks. Xpelair fan

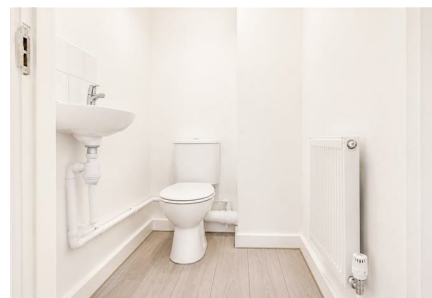
## External

At the rear of the property is a lawned garden.

At the front is a driveway for off road parking

## Agents Notes

Investment Opportunity: The property is currently owned by a GetGround Buy-to-Let Limited Company, established solely for the ownership and letting of this property. Subject to the buyer obtaining independent legal and tax advice, there may be potential tax and cost-saving advantages in acquiring the company rather than purchasing the property directly.



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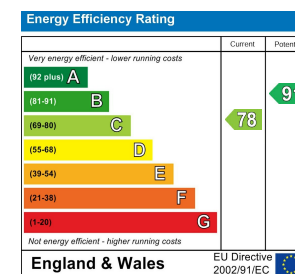
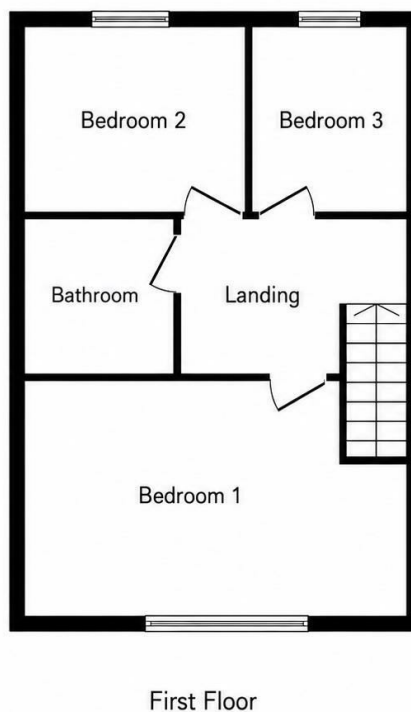
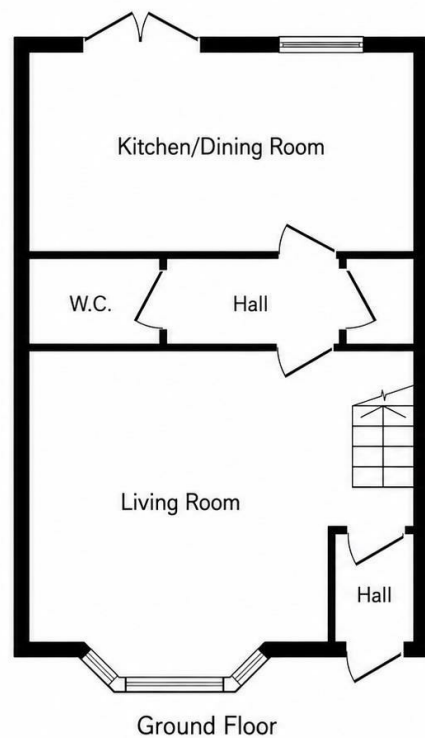
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Council Tax Band

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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 are advised to recheck the measurements.

