



Meadowsweet Road | Kirkby | Liverpool | L32 1BT

Offers In The Region Of £188,000



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Situated in the St Kevins area of Kirkby, this delightful town house offers a perfect blend of modern living and comfort. Sold with sitting tenant, this would make an ideal investment opportunity.

Upon entering, you are greeted by a well-appointed reception room, ideal for relaxation or entertaining guests. The house boasts three generously sized bedrooms, ensuring that everyone has their own private space. With two bathrooms, morning routines are made easy, accommodating the needs of a busy household.

The location is particularly appealing, offering a friendly community atmosphere while being

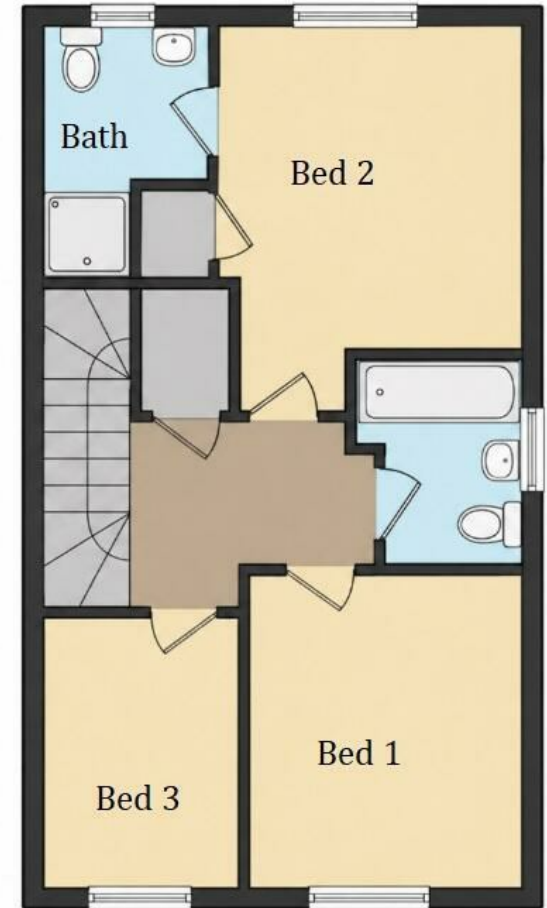
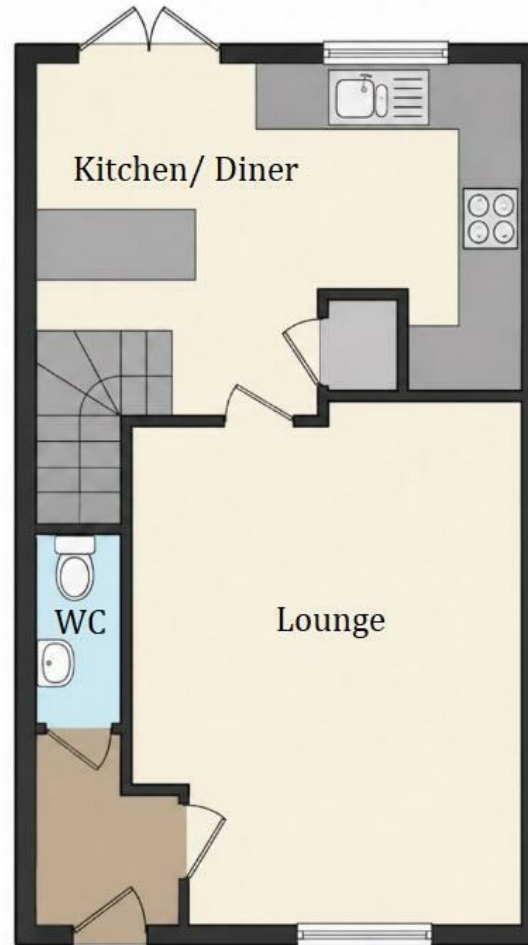
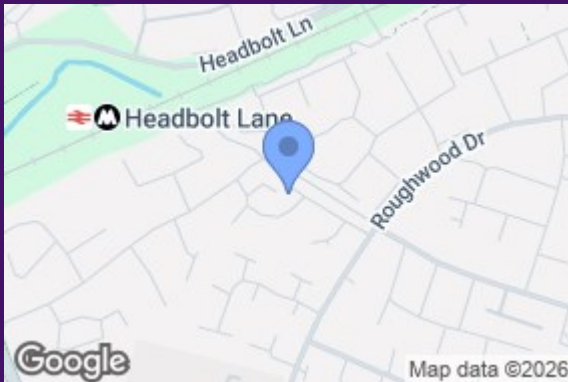
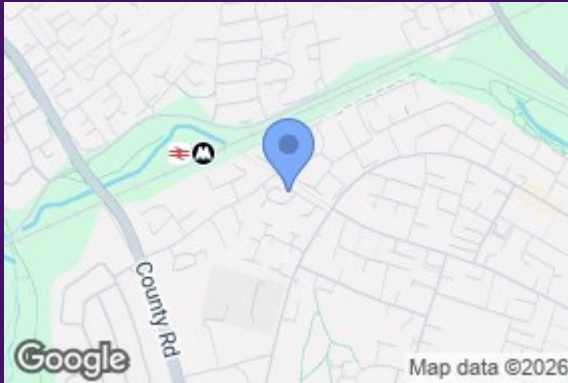
- 3 spacious bedrooms
- Cosy reception room
- Built in 2010
- Located in Kirkby, Liverpool
- Easy access to transport links
- 2 modern bathrooms
- Terraced house style
- 807 sq ft living space
- Close to local amenities
- Viewing recommended











Council Tax Band **B** EPC Rating **C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	
(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	

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