



## 17 Holgate Park

, Liverpool, L23 1XB

£375,000

Nestled in the charming area of Holgate Park, Thornton, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and convenience. Ideal for those looking to downsize, the property boasts a very generous garden, providing ample outdoor space for relaxation and enjoyment.

Upon entering, you will find a spacious open plan lounge and dining area, creating a warm and inviting atmosphere for both family gatherings and entertaining guests. The layout is designed to maximise space and light, making it a truly welcoming home.

The bungalow features three well-proportioned bedrooms, ensuring plenty of room for family or guests. With two bathrooms, morning routines will be a breeze, adding to the practicality of this lovely home.

For those with vehicles, the property offers off-road parking for two vehicles, along with a garage, providing secure storage and convenience.

This bungalow is not just a home; it is a lifestyle choice, perfectly suited for those seeking a peaceful retreat in a friendly neighbourhood. With its generous garden and thoughtful design, this property is a rare find in the market. Do not miss the opportunity to make this charming bungalow your new home.

- Three Bedroom Detached Bungalow
- Very Generous Wrap Around Garden With Summer House
- Master Bedroom With Ensuite
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Garage With Off Road Parking

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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