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3a Marbury Road, Liverpool, Merseyside L32 0UE

Offers over £134,995

Nestled on the charming Marbury Road in Liverpool, this nearly new townhouse presents an excellent opportunity for those seeking a modern and comfortable living space. The property boasts three well-proportioned bedrooms, making it ideal for families or professionals looking for extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The layout of the house is thoughtfully designed to maximise both space and functionality. The contemporary bathroom is equipped with modern fixtures, ensuring a pleasant experience for all residents.

One of the standout features of this property is the convenient parking space for one vehicle, a valuable asset in this bustling area. Additionally, the townhouse is situated close to local amenities, providing easy access to shops, schools, and recreational facilities, making daily life both convenient and enjoyable.

This three-bedroom terraced house is not just a home; it is a lifestyle choice, offering a blend of comfort, style, and practicality in a vibrant community. Whether you are a first-time buyer or looking to invest, this property is certainly worth considering.

Entrance Hall

Karndean flooring and neutral decor

Living room



Karndean flooring neutral decor with at urge wall and radiator

Kitchen



Fully fitted kitchen with built in oven hob and extractor fan

Dining area



Neutral decor and radiator with a set of stylish French doors opening out on to the patio area

External



Garden laid to lawn with a flagged patio area

Bedroom 1



Double room with a front aspect of the property with carpets and neutral paintwork and radiator

Bedroom 2



Another double bedroom but with a rear aspect of the property with carpets and neutral decor and radiator

Bedroom 3



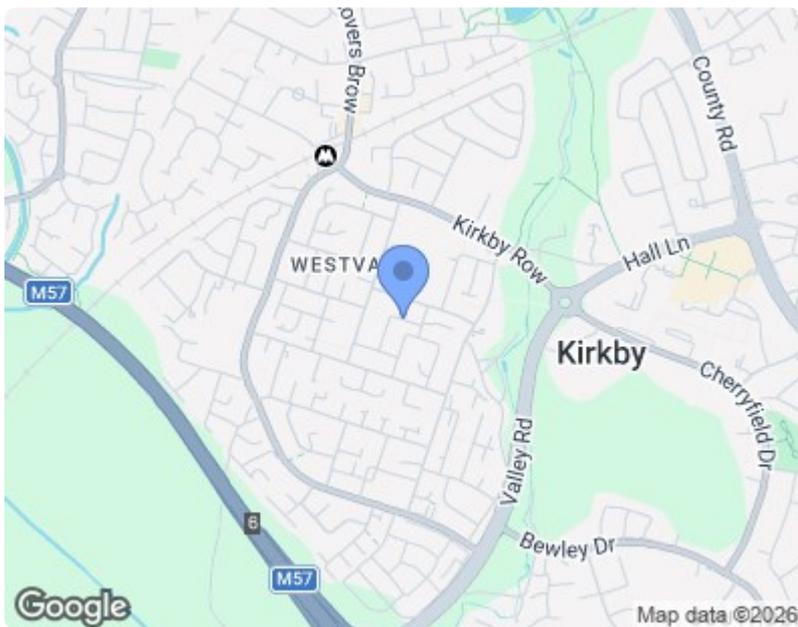
Single bedroom with carpets and neutral decor and radiator with a front aspect

Bathroom



Family bathroom with tiled splashback and floors, with shower over bath basin and w.c.





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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	