



## 3 bed semi-detached house to buy in L36

Western Avenue, Huyton, Liverpool, Merseyside, L36 4LZ

**£160,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ 3 bedroom semi-detached
- ✓ Spacious Hallway
- ✓ Impressive contemporary kitchen/dining room
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

We are proud to offer for sale this beautifully presented 3 bedroom semi-detached packed with modern features.

Located on the edge of Huyton Village, this light and spacious property is well planned for modern living.

The accommodation comprises of a spacious hallway, downstairs WC, good sized lounge, with a large and impressive contemporary kitchen/dining room with skylight windows and French doors that lead out to the immaculate rear garden.

Upstairs sits a spacious landing, 3 well proportioned bedrooms and a modern family bathroom with separate shower cubicle.

To the front of the property is a generous sized driveway, with a neat grassed area with shrubs and bush borders.

Viewing essential.

Council Tax Band: C

Tenure: Freehold


Price: Starting Bid £160,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	84	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Western Avenue, Huyton, Liverpool, Merseyside, L36 4LZ

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

