



301 Longmoor Lane, Fazakerley, L9 9EW



WELL PRESENTED THREE BEDROOM SEMI DETACHED, THREE GOOD SIZE BEDROOMS, WELL MAINTAINED REAR GARDEN, OFF ROAD PARKING FOR TWO CARS

A credit to its current owners this property has been well looked after throughout and would make an ideal family home with ample storage and sizeable bedrooms. In brief the property comprises: entrance hall, lounge / dining room, kitchen / breakfast room and to the first floor there are three bedrooms a family bathroom and a separate WC. To the outside of the property there is a good size garden to the rear with a private decking area whilst the front is paved for off road parking for two vehicles.

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**Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm**

Leasehold



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**£183.500**



## Property Features

- Three Bedroom Semi Detached
- Kitchen / Breakfast Room
- Lounge / Dining Room
- Family Bathroom & WC
- Good size rear garden

## Full Description

### ENTRANCE HALL

12' 4" x 5' 2" (3.77m x 1.60m)

Double glazed entrance door, double glazed frosted window, laminate flooring, radiator, stairs leading to first floor, under stairs storage cupboard.

### LOUNGE / DINING ROOM

22' 6" x 13' 6" (6.88m x 4.12m)

Two double glazed windows, feature fireplace with marble hearth and internal surround, laminate flooring, two radiators, cupboard housing electric meter.

### KITCHEN / BREAKFAST ROOM

19' 6" x 8' 6" (5.96m x 2.60m)

Double glazed window, double glazed door to rear, range of high and low level 'Shaker' style units including display cabinets with complementary working surfaces and breakfast bar, stainless steel sink and drainer with mixer tap, integrated fridge, space for cooker, stainless steel splash back and extractor hood, space and plumbing for washing machine, part tiled walls.

### FIRST FLOOR LANDING

9' 0" x 2' 10" (2.75m x 0.88m)

Doors off to various rooms. Loft access hatch.

### FRONT BEDROOM ONE

13' 5" x 10' 10" (4.10m x 3.32m)

Double glazed window, range of fitted wardrobes and cupboards, radiator.

### FRONT BEDROOM TWO

13' 11" x 8' 11" (4.26m x 2.73m)

Double glazed window, fitted wardrobes, storage cupboard, laminate flooring, radiator.

### BEDROOM THREE

10' 2" x 8' 7" (3.11m x 2.63m)

Double glazed window, fitted wardrobes, laminate flooring.

### BATHROOM

8' 4" x 4' 11" (2.55m x 1.51m)

Double glazed frosted window, white suite including panel bath, and pedestal wash hand basin, uPVC walls, radiator.

### SEPARATE WC

4' 1" x 2' 5" (1.27m x 0.75m)

Double glazed frosted window, uPVC walls, low level WC.

### FRONT

Wrought iron gates lead to a paved driveway for off road parking with slate borders.

### REAR

An elevated decking area with gravel borders and gated access to the side leads down to further gardens laid to lawn with timber panel fencing.

### AGENTS NOTE

Leasehold- remainder of a 999 year lease which commenced in April 1963. A peppercorn ground rent is applicable.

The vendors have informed us that a new boiler was installed in 2023.

Council Tax Band- B, Liverpool City Council

