



MISTORIA
ESTATE AGENTS



86 Carr Lane East Liverpool

£130,000

Freehold

Nestled in the heart of Croxteth, Liverpool, this charming three-bedroom terraced house offers a delightful blend of comfort and convenience, providing ample space for family living or an amazing opportunity for first time buyers or an investor's next property for the lettings market.

Upon entering, you are welcomed into a spacious reception room that serves as the perfect setting for relaxation and entertaining. The modern fitted kitchen is both functional and stylish, making meal preparation a pleasure. The property boasts two generously sized double bedrooms, ideal for restful nights, alongside a smaller single bedroom that can serve as a child's room or a home office.

The large family bathroom is well-appointed, ensuring that morning routines are both efficient and enjoyable. Outside, the front garden features a driveway, offering convenient off-road parking. The expansive back garden is a true highlight, complete with a patio area that invites outdoor dining and leisure, perfect for family gatherings or quiet evenings under the stars.



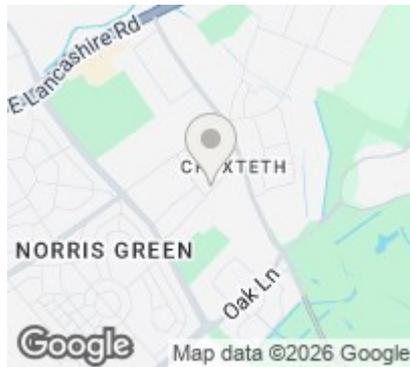
- THREE BEDROOM TERRACED HOUSE • DRIVEWAY • LARGE BACK GARDEN WITH PATIO AREA • MODERN FITTED KITCHEN • FAMILY SIZE BATHROOM • LOCAL AMENITIES

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Pall Mall Liverpool Mistoria
 22 Pall Mall
 Liverpool
 L3 6AL

0151 282 1539
 info@mistoria.co.uk
 mistoria.co.uk

