

FREEHOLD



House - Semi-Detached

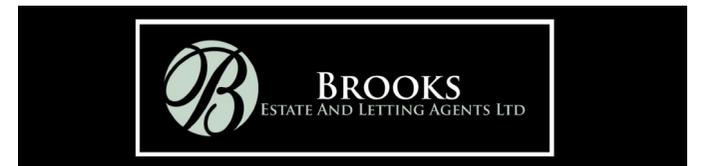
# 14 ACACIA AVENUE, HUYTON, LIVERPOOL, L36 5TW

Asking Price

## £240,000

### FEATURES

- A large two bedroom semi detached property
- Situated in a desirable location
- Close to local shops, schools and transport links
- Entrance hall, lounge, dining room
- Fitted kitchen with built in appliances
- Family shower room with a modern suite
- Gardens to the front and rear with patio and lawn and single garage
- Garden at the front with driveway for off road parking
- An early viewing is advised
- Offered with No Onward Chain



# 2 Bedroom House - Semi-Detached located in Liverpool

A spacious two-bedroom semi-detached property situated in a highly desirable area. The property enjoys an attractive outlook over woodlands to the front and is conveniently located close to local shops, schools, and excellent transport links. The accommodation briefly comprises a large entrance hall, lounge, dining room, and a fitted kitchen with built-in appliances. To the first floor are two generous double bedrooms and a shower room featuring a modern three-piece suite. Externally, the rear garden offers a paved patio area, lawn, shale seating area, and access to a detached garage. To the front, there is a driveway providing off-road parking. Early viewing is highly recommended. EPC GRADE: D

Call us on

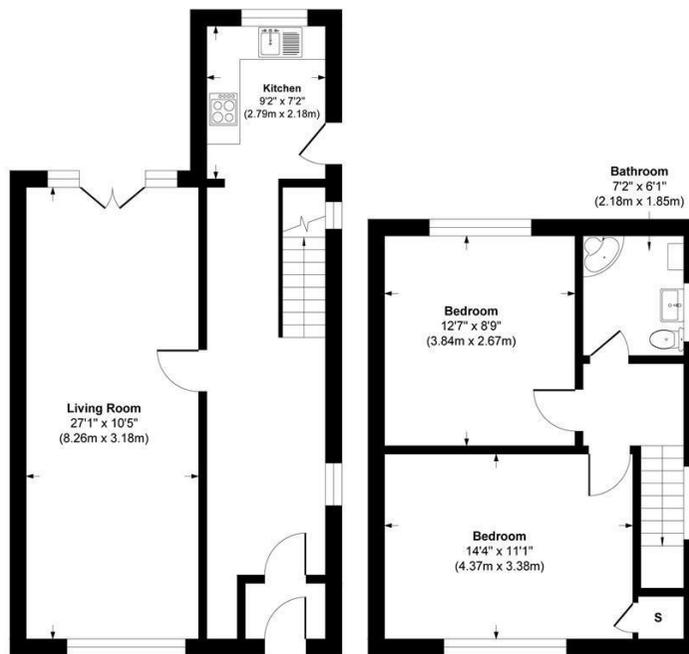
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[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

**Council Tax Band**

**B**

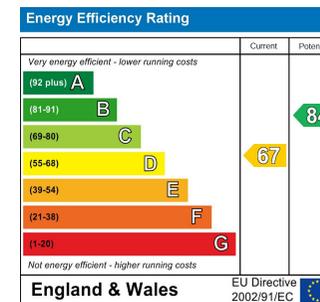


**Ground Floor**  
Approximate Floor Area  
559 sq. ft  
(51.93 sq. m)

**First Floor**  
Approximate Floor Area  
437 sq. ft  
(40.59 sq. m)

**Approx. Gross Internal Area 996 sq. ft / 92.52 sq. meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



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 are advised to recheck the measurements.

