

FREEHOLD

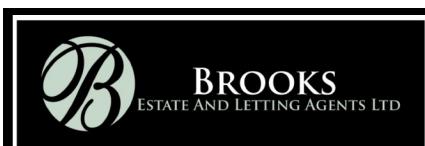


House - End Terrace (EPC Rating: D)

**65 HATHERSAGE ROAD, LIVERPOOL, L36 8BU**

Asking Price

**£180,000**



 3  1  1  D

# 3 Bedroom House - End Terrace located in Liverpool

A lovely three bedroom end terraced property which has recently undergone some improvements. Close to local schools, shops and transport links. The accommodation briefly comprises of entrance hall, lounge with wall mounted electric fire, kitchen with built in appliances and modern units and a newly fitted ground floor cloaks with a modern two piece suite. On the first floor are three good sized bedrooms and a newly fitted shower room with shower enclosure. The garden at the rear has a paved area with pergola, there is a side lawned garden and a driveway for off road parking. We recommend an early viewing.  
EPC GRADE: D

## **Entrance Hall**

Grey laminate wood effect flooring. Central heating radiator. Part panelled walls. Understairs storage cupboard.

## **Lounge**

14'5 x 11'6  
UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Wall mounted electric fire. Central heating radiator.

## **Kitchen**

13'9 x 6'4  
UPVC double glazed window to the rear aspect and sliding doors to the garden. Grey laminate wood effect flooring. Fitted with a range of modern wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include a five ring gas hob, electric double oven, extractor hood and dishwasher. Tiled walls. Inset ceiling spotlights.

## **Landing**

UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point.

## **Bedroom One**

12'2 x 9'7  
UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Central heating radiator.

## **Bedroom Two**

11'4 x 8'7  
UPVC double glazed window to the rear aspect. Grey laminate wood effect flooring. Central heating radiator

## **Bedroom Three**

9'7 x 7'4  
UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Central heating radiator.

## **Shower Room**

UPVC double glazed window to the rear aspect. Grey laminate wood effect flooring. Fitted with a three piece suite comprising of a corner step in shower enclosure, a white gloss vanity unit housing a wash hand basin with waterfall tap and a low level wc. Tiled walls with mosaic tiled border. Shaver point. Inset ceiling spotlights.

## **External**

At the rear of the property is a circular paved patio with pergola and raised beds with shrub displays. Water supply. Gate to the front.

At the side is a lawned garden.

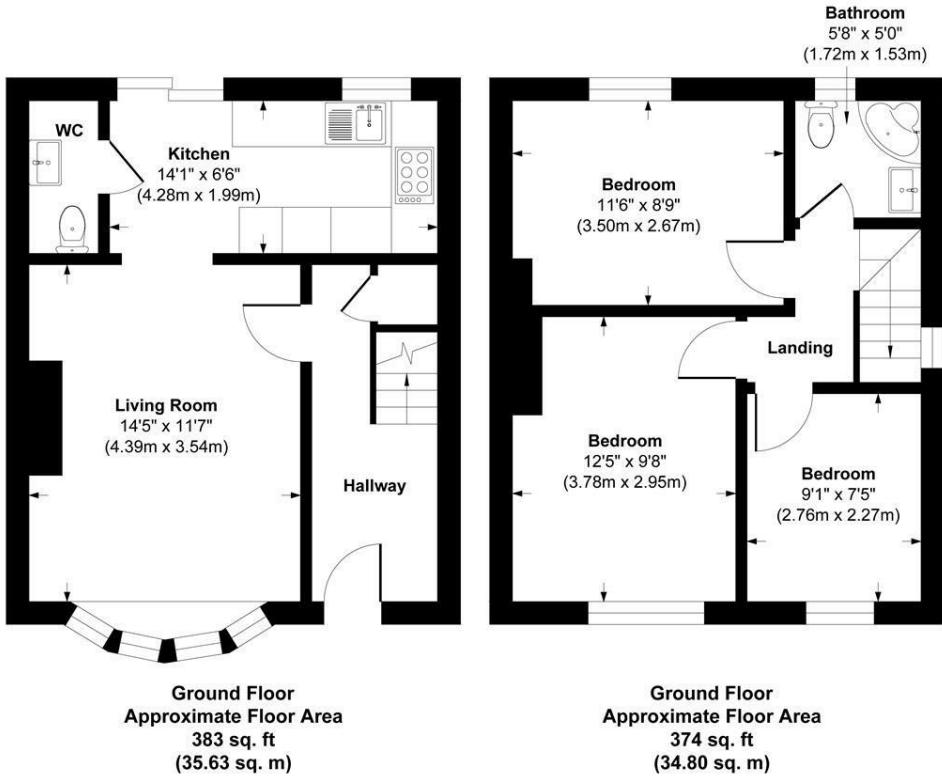
At the front is a garden with a driveway for off road parking



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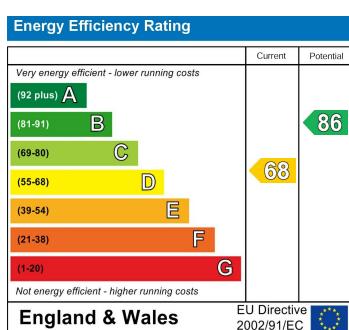




Council Tax Band

**A**

Energy Performance Graph



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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.