



LEASEHOLD

House - Terraced

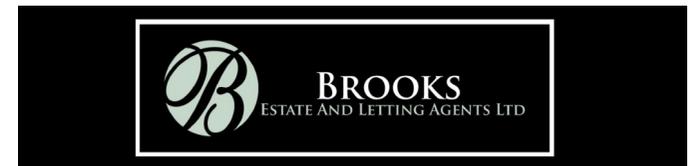
# 67 MOLLINGTON AVENUE, LIVERPOOL, L11 3BQ

Asking Price

# £170,000

## FEATURES

- Three bedroom mid terraced property
- Entrance hall, lounge with media wall
- Ground floor bathroom and first floor cloaks
- Large rear garden with patio, decking and lawn
- An early viewing is advised
- Situated in a popular location of Norris Green
- Dining room and fitted kitchen with appliances
- Three double bedrooms
- Driveway at the front for off road parking
- An ideal first time buyers home



# 3 Bedroom House - Terraced located in Liverpool

## Entrance Hall

Laminate wood effect flooring. Central heating radiator. Cupboard housing utility meters. Stairs to the first floor.

## Lounge

16'4 x 14'1

UPVC double glazed bay window to the front aspect. Media wall housing an electric log effect fire, inset spotlights and display shelves. Understairs storage cupboard. Central heating radiator.

## Dining Area

11'11 x 7'5

UPVC part glazed door leading to the rear garden. Ceramic tiled flooring. Built in storage cupboards and overhead units. Central heating radiator. Double base unit with contrasting work surface.

## Kitchen

9'0 x 6'8

UPVC double glazed window to the rear and side aspects. Ceramic tiled flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include an electric hob, electric oven and extractor hood. Plumbed for an automatic washing machine. Brick effect tiled splashbacks.

## Bathroom

UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with overhead shower and glass screen, a wash hand basin with waterfall tap and a low level wc. Part tiled walls. Central heating radiator.

## Landing

Doors to all rooms. Loft access point.

## Bedroom One

17'4 max x 10'5

UPVC double glazed window to the front aspect, Central heating radiator. Carpeted flooring

## Bedroom Two

11'8 x 9'7

UPVC double glazed window to the rear aspect. Central heating radiator. Carpeted flooring

## Bedroom Three

8'7 x 7'6

UPVC double glazed window to the rear aspect. Central heating radiator. Carpeted flooring

## Cloaks

UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a two piece suite comprising of a low level wc and a grey vanity unit housing a wash hand basin.

## External

At the rear of the property is a large garden with a paved patio area, decked seating area and lawn. Water supply. Security lighting. Gate to the side.

At the front is a driveway for off road parking

## AGENTS NOTES

Please note this property is leasehold. The leaseholder is Liverpool City Council. The term of the lease is 999 years from 23rd February 1981 with a peppercorn rent



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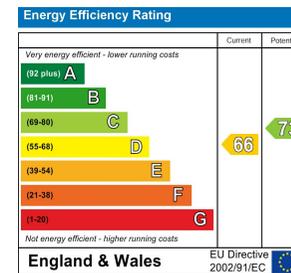
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Council Tax Band

**A**



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.

