

40 St. Philips Avenue

, Liverpool, L21 8PD

Offers over £200,000

Situated on St Philips Avenue in Litherland, this spacious three-bedroom semi-detached home offers generous accommodation, a south-facing rear garden and a garage, making it an excellent opportunity for buyers looking to create their ideal family home. Requiring modernisation, the property has been competitively priced to reflect the work required, offering plenty of scope to add value and personalise to individual tastes. The property also benefits from a new gas central heating system and combi boiler.

The ground floor comprises an entrance hall leading to two well-proportioned reception rooms, providing versatile space for relaxing, family life and entertaining. The kitchen is accessed from the hallway and offers ample storage, along with direct access to the rear garden.

To the first floor, there are two generous double bedrooms and a third single bedroom, ideal for use as a nursery, home office or dressing room. The accommodation is completed by a family bathroom and separate WC.

Externally, the property benefits from a generous south-facing rear garden, providing an excellent space to enjoy the sunshine, entertain guests or create an attractive outdoor area. A garage provides valuable additional storage or potential parking.

Conveniently located close to local schools, shops and everyday amenities, with transport links nearby, the property is ideally positioned for families and commuters alike.

- Three Bedroom Semi-Detached House
- Two Spacious Reception Rooms
- Large Rear Garden And Garage
- Excellent Scope To Modernise
- Great Location
- Chain Free

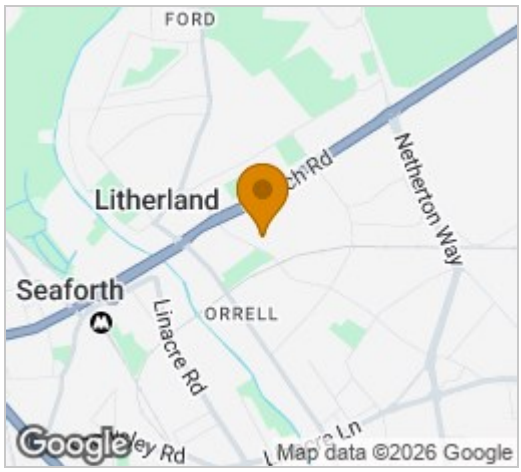
Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

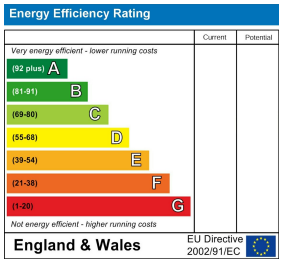
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Floor Plan

Area Map



Energy Efficiency Graph











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