



12 Herbie Higgins Close, Liverpool , L8 2YH
Asking price £149,950

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Bluerow Homes are delighted to welcome to the market this well-presented 3 bedroom mid-terrace family home situated in a popular area of Liverpool within easy access to nearby shops, schools, leisure facilities and local transport links that you would expect in the cosmopolitan city of Liverpool. In fact, the local schools, shops and transport links are within easy walking distance and the surrounding motorway network allows easy commuting to in to the city, Wallesey, Birkenhead, Runcorn, Warrington, and Manchester and North Wales.

To the ground floor, the accommodation briefly comprises entrance hall with stairs to the first floor and access to the spacious lounge, fully fitted kitchen, downstairs WC and integral garage. To the first floor, there are 3 good sized double bedrooms and the family bathroom. This property further benefits from gas central heating and double glazed windows throughout. Externally to the front, there is a small garden and driveway leading to the integral garage. To the rear, the enclosed private garden is mostly laid to lawn for easy maintenance with a patio and shed.

In our opinion, this property should be viewed to appreciate the space and quality of accommodation on offer. This property is Freehold. Viewing is highly recommended.

Front Garden

Pave pathway leading to entrance. Laid to Lawn. Drive way to integral Garage which provides off road parking.

Entrance Hall

Upvc front door and Upvc double glazed window. Fuse board access cupboard. Gas fired central heating radiator. Ceiling light. Carpeted stairs to upper floor. Door leading to Living Room

Living Room

Spacious room. Upvc double glazed window. Carpet flooring. Ceiling light. Storage under stairs. Door leading to Dining Kitchen

Dining Kitchen

Light and airy space comprising; Cream high gloss wall, base and drawer units. Work surfaces. Stainless steel sink drainer unit with mixer tap. Integrated gas hob, oven, and extractor hood. Space for washer dryer, fridge and freezer. Upvc double glazed windows overlooking rear garden. Two ceiling lights. Part tiles walls. Rear door leading to garden and internal door leading to Down stairs Cloaks

Down stairs Cloak

White low level w.c., wash hand basin, ceiling light, frosted uPVC double glazed window.

Landing

Carpet flooring. Ceiling light. Doors leading to all first floor rooms. Storage cupboard. Loft hatch. Gas fired central heating radiator.

Bedroom One

Upvc double glazed window. Carpet flooring. Ceiling light. Gas fired central heating radiator.

Bedroom Two

Upvc double glazed window. Carpet flooring. Ceiling light. Gas fired central heating radiator.

Bedroom Three

Upvc double glazed window. Carpet flooring. Ceiling light. Gas fired central heating radiator.

Bathroom

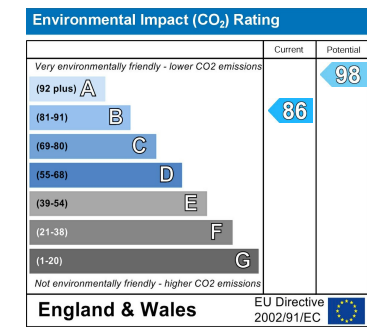
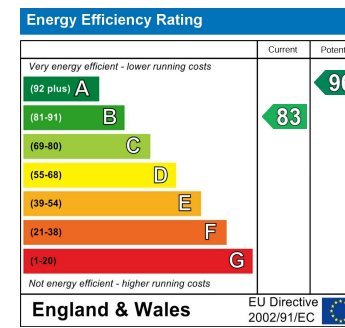
Three piece white suite comprising; panel bath with electric shower over and glazed screen. Pedestal wash hand basin. Low level w.c., Radiator. Part tiled walls. Upvc frosted double glazed window.

Garage

Integral garage with internal door leading to Kitchen . Up and over door. Could fit two small car's.

Rear Garden

Lawned area. Flagged patio area. Rear access gate. . hard landscape area for al-fresco dining. Garden shed.



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