



### 3 bed semi-detached house to buy in L36

Western Avenue, Huyton, Liverpool, Merseyside, L36 4LZ

**£160,000** Starting Bid

🏠 x3 🚗 x1 🚰 x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ 3 bedroom semi-detached
- ✓ Spacious Hallway
- ✓ Impressive contemporary kitchen/dining room
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

We are proud to offer for sale this beautifully presented 3 bedroom semi-detached packed with modern features.

Located on the edge of Huyton Village, this light and spacious property is well planned for modern living.

The accommodation comprises of a spacious hallway, downstairs WC, good sized lounge, with a large and impressive contemporary kitchen/dining room with skylight windows and French doors that lead out to the immaculate rear garden.

Upstairs sits a spacious landing, 3 well proportioned bedrooms and a modern family bathroom with separate shower cubicle.

To the front of the property is a generous sized driveway, with a neat grassed area with shrubs and bush borders.

Viewing essential.

Council Tax Band: C

Tenure: Freehold


Price: Starting Bid £160,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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