

# Ian Anthony

## The Estate Agents



DO YOU HAVE A  
PROPERTY LIKE THIS?  
WHY NOT CALL IAN ANTHONY FOR A FREE VALUATION

**01695 580888**



**146 Dodds Lane, Liverpool, L31 9AD**

**Asking Price £189,950**

**NO UPWARD CHAIN!**

Mid terraced property situated in a popular residential area convenient for local schools and associated amenities. Ground floor comprises a living room, dining room, kitchen and conservatory whilst to the first floor there are three bedrooms and a bathroom. Outside there is a paved driveway providing off road parking and a generous sized well established rear garden.



## PORCH

Part glazed door to front aspect, door to entrance hall.

## ENTRANCE HALL

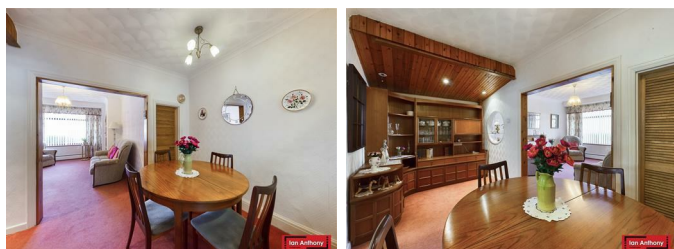
Meter cupboard.

## LIVING ROOM



Window to front aspect, electric fire set in a wooden surround and tiled back and hearth, open to dining room.

## DINING ROOM



Understairs storage cupboard.

## KITCHEN



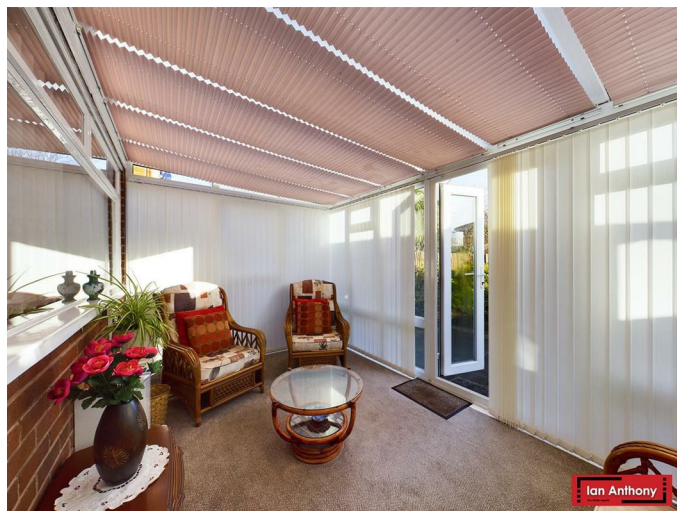
Window to rear aspect, fitted kitchen with a range of base and wall units, stainless steel sink unit, integrated electric oven, electric hob with overhead extractor and microwave, plumbing for dishwasher.

## UTILITY ROOM



Fitted with a range of base and wall units, plumbing for washing machine and dryer, tiled floor, door leading into conservatory.

## CONSERVATORY



UPVC frame with door leading into rear garden.

## FIRST FLOOR

## BEDROOM ONE



Window to front aspect, built-in cupboard housing hot water tank.

## BEDROOM TWO



Window to rear aspect.

## BEDROOM THREE

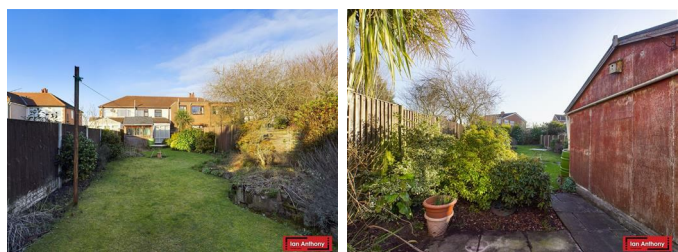
Window to front aspect, built-in cupboard.

## BATHROOM



Window to rear aspect, suite comprising a free standing bath, shower cubicle, pedestal washbasin, WC, part tiled walls, extractor fan.

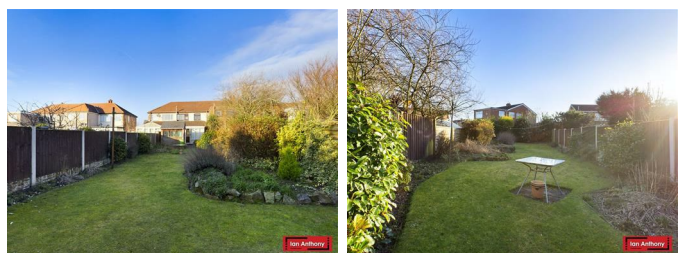
## OUTSIDE



## FRONT GARDEN

Paved driveway providing off road parking.

## REAR GARDEN



Good sized rear garden with a paved patio area, lawn, a variety of established shrubs, rockery, timber shed.

## ADDITIONAL INFORMATION

The property has a gas central heating system and is double glazed throughout.

## ENERGY PERFORMANCE RATING

The property's current energy rating is . It has the potential to be ,

## LOCAL AUTHORITY

Sefton Council, Council Tax - Band B



### **SERVICES (NOT TESTED)**

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

### **TENURE**

PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

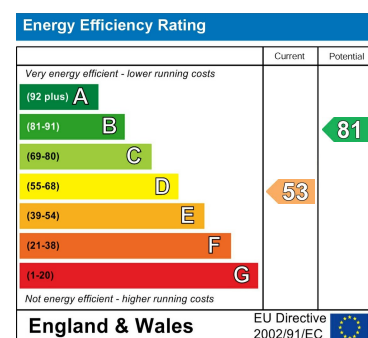
### **VIEWINGS**

Viewing strictly by appointment through the Agents.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

16 Church Street, Ormskirk, Lancashire, L39 3AN  
Tel: 01695 580888 Email: [enquiries@iananthoniestates.co.uk](mailto:enquiries@iananthoniestates.co.uk) [www.iananthoniestates.co.uk](http://www.iananthoniestates.co.uk)