



## 8 Harkbridge Drive

, Liverpool, L7 6LR

**£975**



\*\*\* VIEWINGS FRI 13TH FROM 10:30AM\*\* E-MAIL FOR VIEWING SLOT\*\*

Abode are delighted to offer to let this well presented property in a sought after location on the outskirts of the city centre.

Briefly comprising of a lounge, kitchen / diner, downstairs WC. To the first floor are two bedrooms, and a fitted bathroom. The property boasts gardens to the front and rear, plenty of parking on street and further benefits gas central heating and double glazing.

The house is perfectly located for local shops, restaurants and other amenities, is a few minutes away from Edge Hill train station, is well connected to the city centre and has many recommended schools nearby.



## Lounge 14'4" x 10'0" (4.37 x 3.05)

Window to front, radiator

## Kitchen / Diner 12'11" x 8'10" (3.94 x 2.7)

Modern fitted kitchen, integrated appliances, separate dining area, door to WC, patio doors and window to rear

## Bathroom

Bath with shower overhead, basin, and WC. Heated chrome towel rail, window to rear

## Bedroom 1 13'3" x 10'4" (4.04 x 3.17)

Window to front, radiator.

## Bedroom 2 12'11" x 6'5" (3.94 x 1.98)

Window to rear, radiator

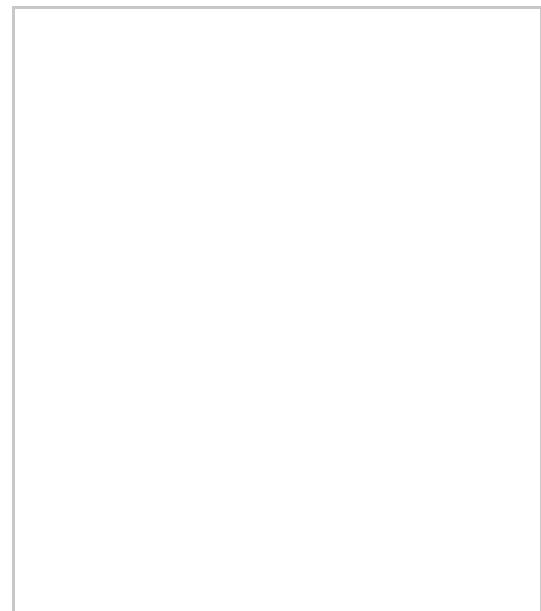
## Externally

Gardens to front and rear

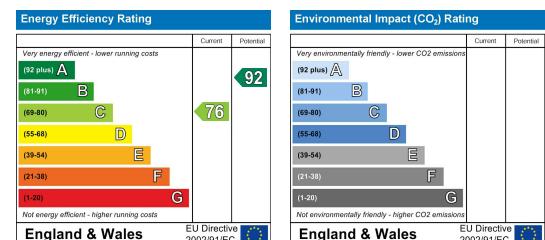
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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