



9 Clifton Street

Garston, Liverpool, L19 2NB

Offers over £145,000



****WOW FACTOR****

Abode are delighted to offer for sale this truly stunning two bedroom terraced property situated in a highly sought after L19 location. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links and a number of top quality schools in the area, Clifton Street has much to offer the potential buyer.

The property itself briefly comprises an entrance hall, open plan lounge/dining room and modern fitted kitchen. To the first floor there are two double bedrooms and four-piece family bathroom. Outside there is a beautifully presented and secluded rear courtyard.

AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED.



Entrance Hall

Door to front aspect. Radiator.

Front Lounge

UPVC Double Glazed bay window to front aspect. Radiator. TV Point. Open plan to;

Rear Dining Room

UPVC Double Glazed French doors opening to rear aspect. Opening to;

Kitchen

UPVC Double Glazed window to rear aspect. Plumbing for washing machine. A range of wall and base units. Integrated electric oven and induction hob. Extractor fan. Sink and drainer unit. Tiled flooring.

Family Bathroom

UPVC Double Glazed window to rear aspect. Low level WC. Wash hand basin. Bath and separate walk in shower unit. Tiled flooring.

Bedroom One

UPVC Double Glazed window to front aspect. Radiator.

Bedroom Two

UPVC Double Glazed window to rear aspect. Radiator.

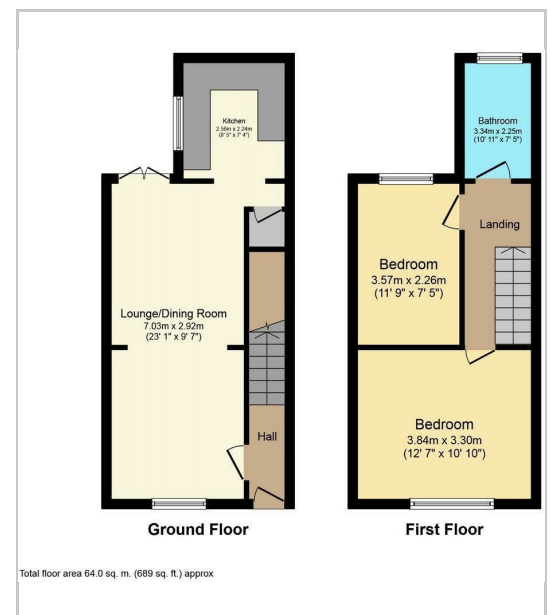
Rear Courtyard

Astro turf. Outhouses x 2. Beautifully presented and not overlooked.

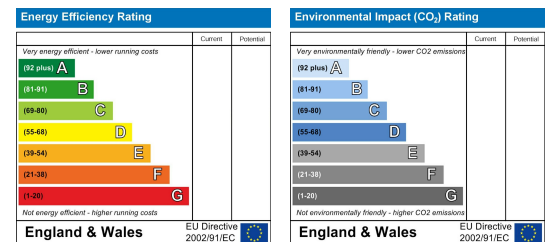
Area Map



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

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