



40 Clifton Street

Garston, Liverpool, L19 2NB

Offers over £140,000

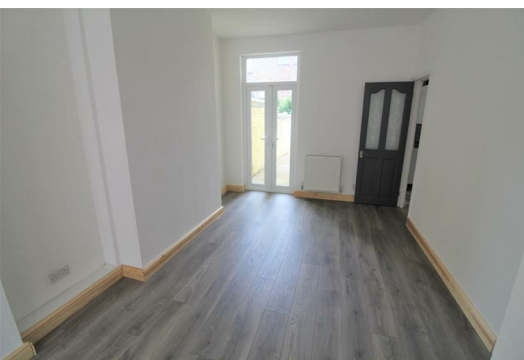


Abode are delighted to offer for sale this **NEWLY RENOVATED** two bedroom terraced property situated in a highly sought after L19 location. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links and a number of top quality schools in the area, Clifton Street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

The property itself briefly comprises an entrance hall, open plan lounge/dining room and newly fitted modern kitchen. To the first floor there are two double bedrooms and a modern family bathroom. The electrics have also been updated. Outside there is a good size yard.

AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED for this property being sold with **NO CHAIN**.

Freehold
Council Tax Band A



Entrance Hall

Door to front.

Lounge/Dining Room 23'7" x 9'7" (7.21 x 2.94)

Upvc double glazed window to front. Upvc double glazed double doors to rear. 2 radiators.

Kitchen 10'0" x 7'7" (3.05 x 2.33)

Upvc double glazed window to front. Range of wall and base units. Integrated oven, hob and extractor. Plumbing for washing machine.

First Floor

Bedroom 1 13'0" x 11'0" (3.98 x 3.36)

2 upvc double glazed windows to front. Radiator.

Bedroom 2 11'10" x 7'8" (3.62 x 2.36)

Upvc double glazed window to rear. Radiator.

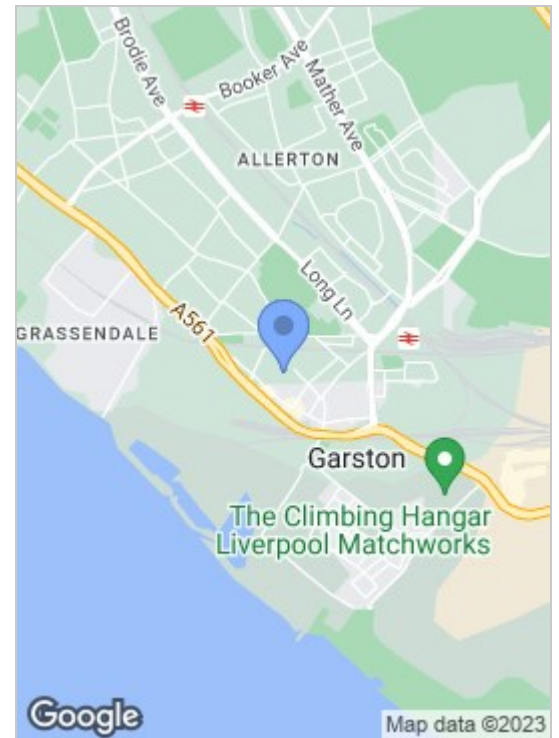
Bathroom 11'1" x 7'6" (3.38 x 2.31)

Upvc double glazed window to rear. Panel bath with overhead shower. Low level wc. Pedestal wash basin. Towel radiator.

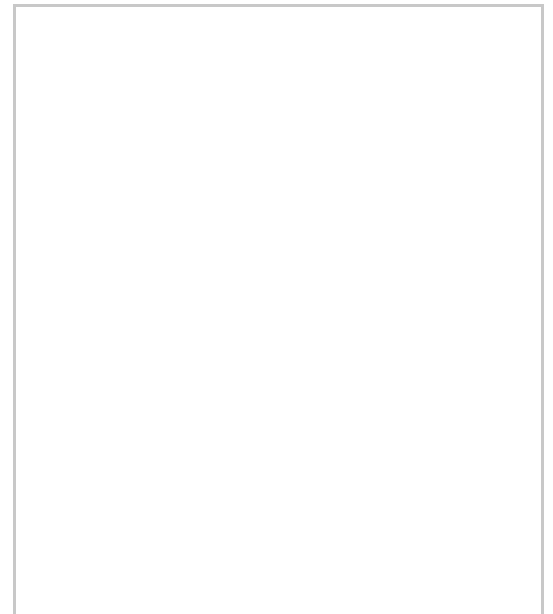
Outside

Rear yard.

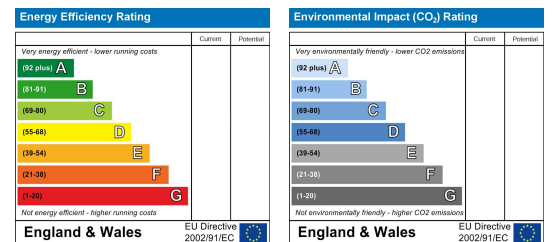
Area Map



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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