



44 Clifton Street

Garston, Liverpool, L19 2NB

Offers over £130,000



ABODE are delighted to offer for sale this 2 bedroom mid terrace on Clifton Street , in a much sought after South Liverpool area of L19. Properties are selling fast in this area and it wont be available for long!!!

The property briefly comprises of a lounge, open to dining room and separate kitchen. To the first floor there are 2 good size bedrooms and a bathroom. Outside there is rear yard. The property is located off Seddon Road. The property has easy access to excellent local schooling, shopping amenities and public transport links with both Liverpool South Parkway and Cressington train stations nearby. Liverpool John Lennon airport is a short car journey away. An internal inspection is **HIGHLY RECOMMENDED** for this property with **NO CHAIN**.



Entrance Hall

Door to front. Staircase to first floor.

Lounge 10'10" x 9'6" (3.32 x 2.92)

Upvc double glazed window to front. Radiator. Wood effect flooring. Open plan to dining room.

Dining Room 12'0" x 10'2" (3.67 x 3.12)

Upvc double glazed window to rear. Radiator. Wood effect flooring.

Kitchen 11'2" x 7'8" (3.41 x 2.34)

Upvc double glazed windows to rear. Range of wall and base units. Cooker point. Stainless steel sink unit. Plumbing for washing machine.

First Floor

Bedroom 1 13'1" x 10'11" (4.00 x 3.34)

Upvc double glazed windows to front. Radiator.

Bedroom 2 12'0" x 7'10" (3.67 x 2.41)

Upvc double glazed window to rear. Radiator.

Bathroom 8'2" x 7'7" (2.49 x 2.32)

Upvc double glazed window to rear. Radiator. Panel bath with mixer tap. Pedestal wash basin.

Separate WC

Upvc double glazed window to rear. Low level wc.

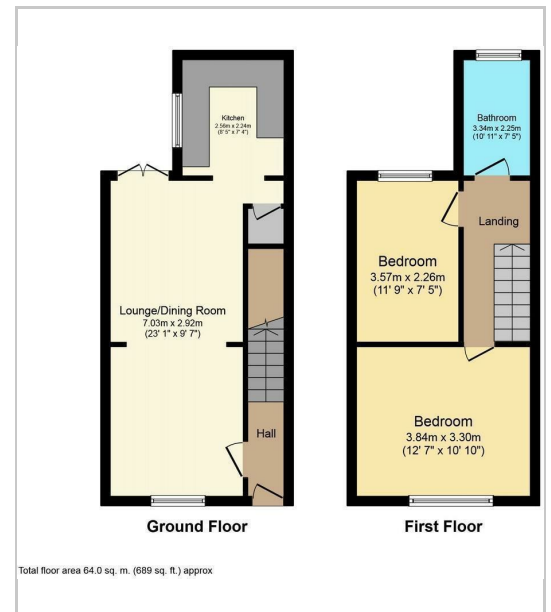
Outside

Rear yard

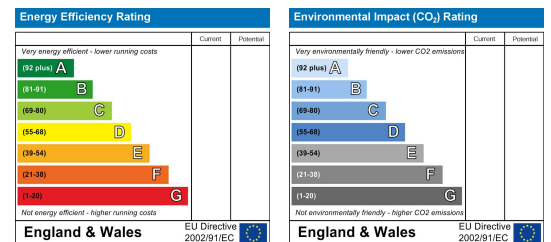
Area Map



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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