



28 Highfield Road

Litherland, Liverpool, L21 9NH

Offers over £180,000



Abode are pleased to present this modern, contemporary three bedroom residence which really does need to be seen. This property is nestled within a sought after location which is within walking distance to local shops, along with primary and secondary schools to hand. There is also easy access to public transport links and beautiful walks along the Leeds/Liverpool canal.

The property briefly comprises of entrance porch, lounge with Media Wall, fitted kitchen and dining area which opens up to garden through French doors. Upstairs has two double bedrooms, third single/study room and large modern bathroom with shower cubicle to the first floor. Outside is a huge rear garden with with sunny aspect. The property has been installed with UPVC double glazing as well as part triple glazing in areas. There is also gas central heating throughout. The property has also been upgraded externally to the front with fresh rendering and new composite front door. There is a driveway for one car

FREEHOLD
Council Tax A



Porch

External Composite Front Door, UPVC double glazed window, Opening to;

Lounge 14'4" x 12'1" (4.37 x 3.69)

UPVC Double Glazed Door With Front Aspect, Radiator, Electric Fire.

Kitchen 11'11" x 15'6" (3.64 x 4.74)

UPVC Double glazed window with French Door, fitted kitchen with wall, drawer and base units, sink with mixer tap and drainer board, space for washing machine and fridge freezer, halogen hob with extractor fan, space under the stairs for storage.

Bedroom One 12'1" x 7'8" (3.70 x 2.34)

UPVC double glazed windows, radiator.

Bedroom Two 12'2" x 7'5" (3.72 x 2.28)

UPVC double glazed windows, radiator.

Bedroom Three 12'2" x 4'11" (3.71 x 1.50)

UPVC double glazed windows, radiator.

Bathroom

UPVC double glazed window, tiled floor, tiled walls, free standing bath, separate shower cubicle, hand wash basin with storage drawers, chrome heated towel rail, Low level WC.

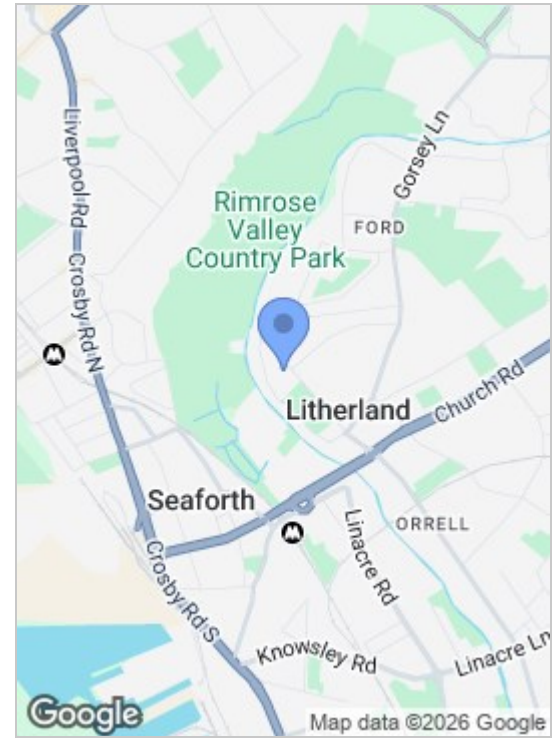
Rear Garden

Large Rear Garden, laid to lawn, access to front of the house.

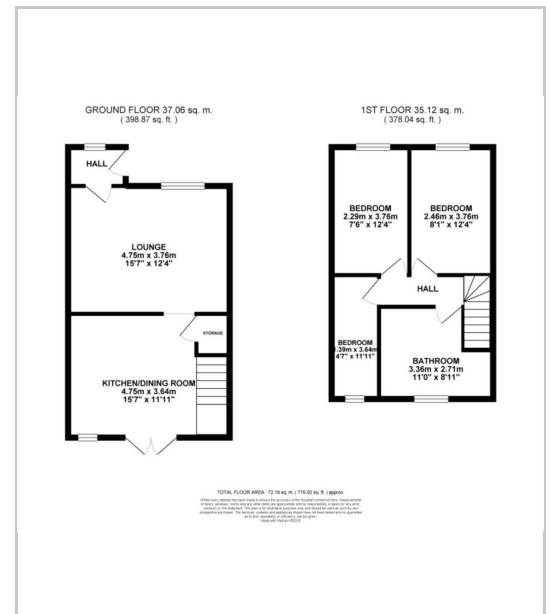
Driveway

Off Road Parking.

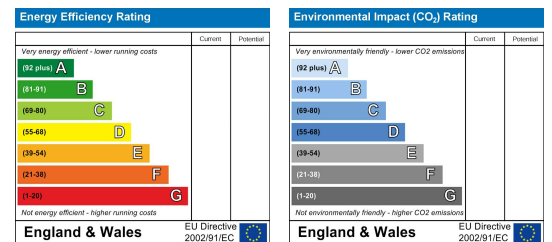
Area Map



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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