



12 Sandhole Grove, Kirkby, L33

Asking Price £220,000



A stunning three-bedroom, three-storey property situated in a popular and convenient residential location, close to a wide range of local amenities including schools, shops, parks and excellent transport links. The property is particularly well positioned for access to the new Headbolt Train Station, which is within walking distance, making it ideal for commuters and those looking for convenient access to wider transport networks.

The property briefly comprises a welcoming entrance hallway with access to a downstairs WC, leading through to a spacious kitchen and lounge area. The generous open-plan living space provides an excellent area for both everyday family living and entertaining, with patio doors opening directly onto the private rear garden and allowing plenty of natural light into the room.

To the first floor, there are two well-proportioned bedrooms together with a family bathroom. The second floor is dedicated to the impressive master bedroom, which benefits from fitted wardrobes and a private en-suite shower room, creating a comfortable and private principal bedroom suite.

Externally, the property benefits from off-road parking to the front, side access and a private rear garden with lawn, decking and patio areas, together with a large garden shed.

The property also benefits from a whole-house ventilation system, solar panels, EV charging point and CCTV. Offered FREEHOLD with an EPC rating of B, this is an excellent modern family home in a highly convenient location.

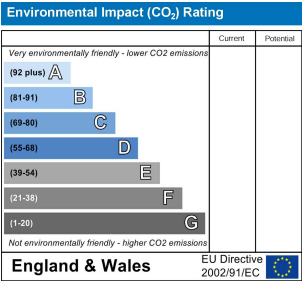
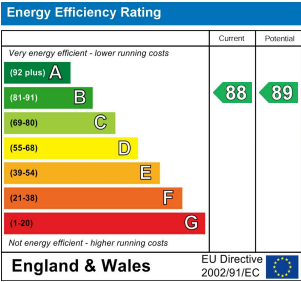








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