



24 Cartwrights Farm Road, Liverpool, L24 1UY
Offers in excess of £200,000

The Property Perspective

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Situated in the popular residential area of Farnworth, this modern home enjoys convenient access to a wide range of local amenities including supermarkets, independent shops, cafés and leisure facilities. Families are well catered for with highly regarded schools nearby, including Harper Green School and a selection of local primary schools. For commuters, the property offers excellent transport connections with easy access to Moses Gate Railway Station, the M61 motorway network and direct routes into Bolton, Manchester and surrounding areas. Nearby green spaces including Moses Gate Country Park and local walking routes provide excellent opportunities for outdoor recreation, making this an ideal location for families and professionals alike.

Built in 2018, this stylish three-bedroom semi-detached home offers modern and well-presented accommodation throughout, ideal for contemporary family living. The ground floor comprises a welcoming entrance hallway, a modern fitted kitchen complete with integrated appliances, a convenient ground floor WC and a spacious rear living room with useful storage and double doors opening directly onto the garden, creating a bright and sociable living space. To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a private en suite shower room, alongside a modern family bathroom. Externally, the property benefits from a private rear garden laid to lawn with patio seating area and gated side access, while to the front a tandem driveway and lawn provide ample off-road parking and attractive kerb appeal.

Front

Tandem driveway, lawn.

GROUND FLOOR

Living room 14'5" x 14'9" (4.4m x 4.5m)

Laminate flooring, painted walls, radiator, double doors to garden, laminate flooring, storage cupboard.

Kitchen 7'10" x 12'1" (2.4m x 3.7m)

Wall mounted and base units, integrated oven, electric hob, extractor, fridge/freezer, washing machine, dishwasher, laminate flooring, painted walls, window to front.

WC 2'11" x 4'11" (0.9m x 1.5m)

Toilet, sink, radiator, painted walls, laminate flooring.

FIRST FLOOR

Bedroom 8'2" x 11'9" (2.5m x 3.6m)

Window to rear, laminate flooring, fitted wardrobes, painted walls, radiator, door to en suite.

En suite 4'3" x 8'2" (1.3m x 2.5m)

Shower, toilet, sink, fitted storage, laminate flooring, painted and wallpaper walls.

Bedroom 8'2" x 9'10" (2.5m x 3m)

Front facing, window to front, laminate flooring, radiator, painted walls.

Bedroom 8'10" x 6'2" (2.7m x 1.9m)

Window to rear, laminate flooring, painted walls, radiator.

Bathroom 7'6" x 6'2" (2.3m x 1.9m)

Three piece suite, window to front, tiled and painted walls, radiator, laminate flooring.

Rear Garden

Lawn, patio, gate to shared side access.



Total area: approx. 75.0 sq. metres (807.7 sq. feet)