



**35 Woodlands Road, Huyton, Liverpool, L36 4LG**

**£119,950**

Alpha-Move are delighted to offer this super two bedroom mid-town starter home on Woodlands Road L36, close to schools, local amenities and major transport links. The layout briefly comprises of hallway, reception room, kitchen/diner, rear hallway and store/utility room. The first floor features two bedrooms and a family bathroom. Externally, there are gardens to the front and rear. This property is offered with no chain and would be ideal for first time buyers and young families and early viewing is recommended to avoid disappointment.



## 35 Woodlands Road, Huyton, Liverpool, L36 4LG

### Hallway

5'8" x 13'4" (1.74 x 4.08)

UPVC Front door. Radiator. Storage cupboard housing gas and electric meters.

### Reception Room

11'3" x 11'8" (3.43 x 3.57)

UPVC Window to front aspect. Radiator.

### Kitchen

10'8" x 11'3" (3.27 x 3.43)

Range of wall and base units. Stainless steel sink. UPVC Window to rear aspect. Radiator. Boiler.

### Rear Porch

5'8" x 5'8" (1.73 x 1.75)

Wooden door to rear aspect.

### Utility

3'5" x 5'8" (1.05 x 1.73)

### Bedroom One

10'7" x 9'10" (3.25 x 3.02)

UPVC Window to rear aspect. Radiator.

### Storage Closets

1.26 x 1.06

1.07 x 0.46

### Bedroom Two

8'7" x 17'6" (2.64 x 5.35)

UPVC Window to front aspect. Radiator.

### Storage Closet

1'6" x 3'6" (0.46 x 1.07)

### Bathroom

5'11" x 6'3" (1.81 x 1.92)

WC, sink and bath with shower over. Towel rail. UPVC window to rear aspect.

### Landing

6'4" x 7'1" (1.94 x 2.16)

### Landing Storage Closet

2'9" x 1'11" (0.85 x 0.6)

