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## 305 Walton Breck Road, Liverpool, L4 0SX

**Offers around £200,000**

Alpha-move are delighted to offer this fantastically spacious three/four bedroom mid-terrace on Breck Road L4, close to schools, local amenities and major transport links. The layout starts with a wide hallway with under stair storage, large front living room, open plan rear kitchen/diner and utility room on the ground floor, with two double bedrooms, family bathroom and smaller bedroom on the first floor, and an additional fully insulated loft room (currently used as bedroom but not building reg compliant). Externally there is a yard to the rear. This property is in turnkey condition with big room sizes making it an ideal home for young and growing families. Early viewing essential.







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**Hallway**
20'2" x 5'4" (6.16m x 1.63)
Radiator, upvc door to front aspect, meter cupboard.

**Reception Room One**
17'7" x 13'3" (5.36m x 4.04m)
Radiator, upvc bay window to front aspect, gas fire inset.

**Reception Room Two**
14'6" x 9'1" (4.43m x 2.79m)
Radiator, upvc doors to rear aspect.

**Kitchen**
10'1" x 9'9" (3.09m x 2.99m)
Wall and base units, stainless steel sink and large cooker.

**Utility Room**
9'4" x 6'2" (2.87m x 1.89m)
Composite door to rear aspect, upvc window to rear aspect, combi boiler.

**Bedroom One**
16'0" x 11'5" (4.89m x 3.48m)
Radiator, upvc window to front aspect.

**Bedroom Two**
14'4" x 9'2" (4.38m x 2.81m)
Radiator, upvc window to front aspect.

**Bedroom Three**
14'2" x 12'10" (4.32m x 3.92m)
Radiator, upvc window to rear aspect.

**Bathroom**
8'5" x 5'6" (2.59m x 1.69m)
Towel radiator, upvc window to rear aspect, bath and shower, wc and sink.

**Loft Room**
20'11" x 17'7" (6.39m x 5.38m)
Two velux windows.









