



74 Roby Road, Huyton, Liverpool, L36 4HG

Offers around £320,000

Alpha-move are delighted to offer this fantastic three bedroom extended semi in a sought after location on Roby Rd L36, close to schools, local parks and amenities with links for motorway and rail travel. The layout consists of a porch, hallway, front dining room, rear living room, fitted kitchen, utility room and integral garage on the ground floor, with two double bedrooms, four piece family bathroom and smaller bedroom on the upper floor. Externally, there is a block paved driveway for multi car parking at the front, with a low maintenance mature garden and patio to the rear also. This is a spacious home with big rooms that also has potential to be extended further to the side and rear (subject to appropriate consents) and would be suitable for first time buyers and young or growing families in need of more space. Early viewing essential.



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Porch

9'8" x 4'10" (2.96 x 1.48)

Composite door to front aspect.

Hallway

12'8" x 7'0" (3.87 x 2.15)

Wooden door to rear aspect. Radiator.

Front Reception Room

12'7" x 12'4" (3.84 x 3.78)

UPVC Window to front aspect. Radiator. Gas fire and surround.

Rear Reception Room

14'3" x 11'1" (4.35 x 3.38)

UPVC French doors to rear aspect. Radiator. Gas fire and surround.

Kitchen

16'9" x 10'8" (5.11 x 3.27)

UPVC Door and windows to rear aspect. Oven, hob and extractor. Dishwasher. Microwave. Fridge freezer.

Utility Room

8'9" x 8'5" (2.68 x 2.59)

UPVC Window and door to rear aspect. Radiator.

Garage

18'11" x 8'7" (5.78 x 2.63)

Up & over door.

Bedroom One

14'6" x 11'0" (4.42 x 3.36)

UPVC Window to front aspect. Radiator.

Bedroom Two

12'0" x 11'7" (3.68 x 3.54)

UPVC Window to rear aspect. Radiator.

Bedroom Three

8'5" x 7'11" (2.57 x 2.43)

UPVC Window to rear aspect. Radiator.

Bathroom

7'10" x 7'8" (2.39 x 2.36)

2x UPVC Windows to side aspect. Towel rail. Bath with shower over. WC and sink.

