



### 3 bed terraced house to buy in

Penshaw Close, Liverpool, Merseyside,  
L14 8YN

**£135,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

### Property features

- ✓ 3 spacious bedrooms
- ✓ Cosy reception room
- ✓ 872 sq ft of space
- ✓ Ideal family home
- ✓ EPC Rating C

Driveway parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Welcome to this charming end-terrace house located on Penshaw Close in Liverpool. This delightful property, built in 2005, offers a modern living experience with a generous space of 872 square feet, making it an ideal home for families or professionals alike.

As you enter, you are greeted by a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The house boasts three well-proportioned bedrooms, ensuring ample space for everyone. The two bathrooms add convenience and comfort, catering to the needs of a busy household.

The layout of the home is thoughtfully designed, allowing for a seamless flow between the living areas and bedrooms. Natural light floods the interiors, creating a warm and inviting atmosphere throughout.

Situated in a peaceful neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for those seeking a balanced lifestyle.

Whether you are looking to settle down or invest, this end-terrace house on Penshaw Close presents a wonderful opportunity to own a modern home in a vibrant part of Liverpool. Do not miss the chance to make this lovely property your own.

Lounge - 16' 4" x 13' 6" - The lounge is a bright and spacious room featuring a large window allowing plenty of natural light to fill the space. The staircase is positioned along one wall, complemented by a neutral carpet and crisp white walls, creating a fresh and welcoming atmosphere.

Kitchen/Breakfast Room - 13' 5" x 8' 9" - The kitchen/breakfast room is well-proportioned and offers a good range of wood-style cabinetry with integrated appliances and a gas hob with extractor above. The room benefits from a corner window and French doors leading to the rear garden, creating an airy, practical space for cooking and casual dining.

W.C. - The downstairs cloakroom is a compact yet functional space fitted with a WC and a small pedestal basin. Light floods in through a slim window, enhancing the clean, crisp white decor and practical flooring.

Bedroom 1 - 13' 6" x 10' 2" - Bedroom 1 is a comfortable double room, featuring a large window that fills the room with light. Neutral carpeting and white walls provide a calm and adaptable backdrop, while a built-in wardrobe offers useful storage space.

Bedroom 2 - 10' 1" x 6' 5" - Bedroom 2 is a smaller room suitable as a single bedroom or study, featuring a modest window, carpeted flooring, and white walls that contribute to a bright and versatile space.

Bedroom 3 - 9' 10" x 6' 10" - Bedroom 3 is a cosy single room with a window overlooking the rear garden. It is neutrally decorated with carpet underfoot, perfect for a child's bedroom or home office.

Bathroom - 6' 9" x 6' 7" - The bathroom features a white suite comprising a bath with an overhead shower, a pedestal basin, and a WC. The walls around the bath are tiled, and the room includes a frosted window that provides privacy while letting in natural light.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 966

Price: Starting Bid £135,000

Property Type: Terraced House

Parking: Driveway

Year built: 2005

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

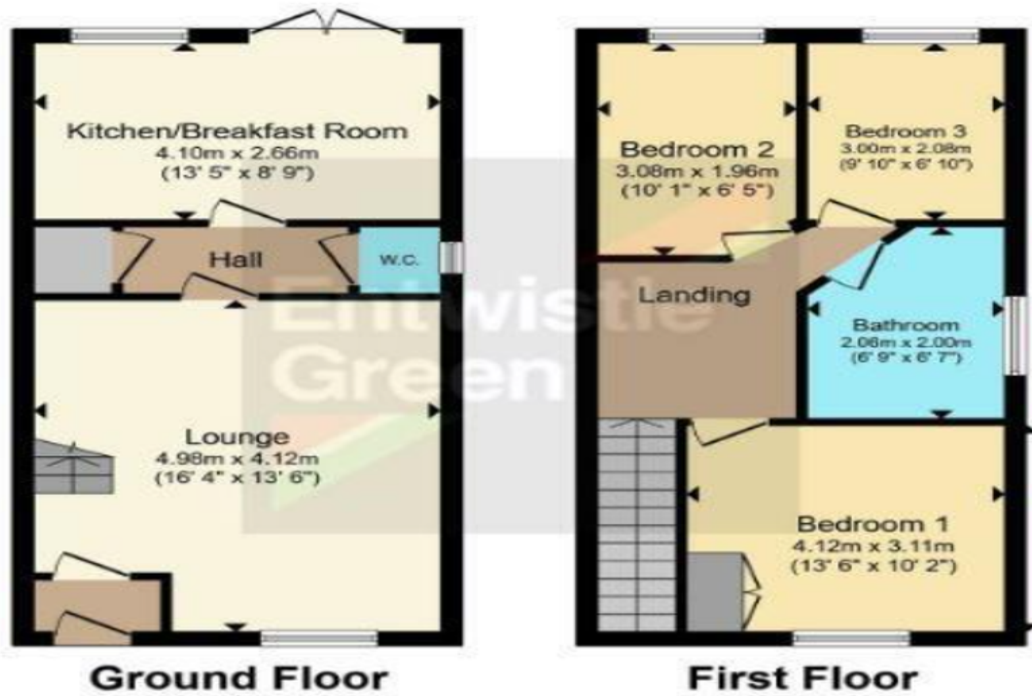
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Penshaw Close, Liverpool, Merseyside, L14 8YN

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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