



32 Eastbourne Road, Liverpool, Merseyside L22 6QT

Asking Price £135,000

A FANTASTIC OPPORTUNITY for a first time buyer, young family or investor to purchase a WELL PRESENTED 3 bedroom terrace property with a downstairs extension. This property is sold with NO CHAIN.

This WELL PROPORTIONED property is located in a prime catchment area for many excellent schools with local shopping and good transport links.

The property comprises hall, lounge, kitchen, 2 bedrooms and a family bathroom (ground floor). There is a walled front garden for easy maintenance and a rear courtyard.

Please contact the office for an early viewing.



Hallway
laminate flooring, alarm

Reception Room
17'0" x 12'1" (5.2 x 3.7)
UPVC double glazed bay window, radiator, gas fire with surround

Kitchen
11'1" x 9'10" (3.4 x 3)
range of wall and base units, stainless steel sink, space for gas cooker, space and plumbing for washing machine, vinyl flooring, access to under stairs storage area, UPVC double glazed window, wooden door leading to rear courtyard

Bathroom
9'10" x 4'3" (3.0 x 1.3)
low level wc, pedestal sink, walk in shower cubicle with electric shower, part tiled walls, vinyl flooring, UPVC double glazed window, radiator

Stairs to first floor

Bedroom 1
12'1" x 12'1" (3.7 x 3.7)
UPVC double glazed window, radiator, fitted wardrobe

Bedroom 2
10'9" x 7'6" (3.3 x 2.3)
UPVC double glazed window, radiator

Bedroom 3
8'2" x 6'10" (2.5 x 2.1)
UPVC double glazed window, storage cupboard housing combi boiler

Outside
To the front there is a paved area and to the rear a paved courtyard with shrubs

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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