



## 25 Hatton Hill Road, Liverpool, L21 9JH

£99,950

An opportunity to acquire a delightful 3 BEDROOM mid-terrace property conveniently located to the amenities and transport links of Litherland.

This well presented accommodation which benefits from central heating and double glazing comprises of entrance proch, one reception rooms, kitchen, and shower room to the ground floor. To the first floor there are THREE bedrooms.

There are gardens laid to lawn at the rear.

This property has NO CHAIN and is well suited to a couple or family and viewing is highly recommended.



Porch

UPVC double glazed lead light porch door, UPVC double glazed windows, double glazed front door.

Lounge

13'1" x 12'1" (4.0 x 3.7)

Double glazed front window, wooden fire surround with coal effect gas fire with hearth, radiator.

Kitchen

13'1" x 12'1" (4.0 x 3.7)

UPVC double glazed window to rear, range of high and low level units, stainless steel sink with mixer tap and drainer, integrated New World stainless steel gas hob, stainless steel extractor fan, integrated New World gas oven, space for washing machine, radiator, stairs to first floor.

Inner Hall

Storage cupboard, double glazed rear door to garden.

Shower Room

6'10" x 6'6" (2.1 x 2.0)

UPVC double glazed frosted window, pedestal wash basin, low level W/C, shower cubicle, chrome ladder towel rail, extractor fan, tiled walls.

Landing

Bedroom 1

12'1" x 10'5" (3.7 x 3.2)

Double glazed window to front, radiator

Bedroom 2

13'1" x 9'2" (4.0 x 2.8)

Double glazed window to rear, Ideal boiler housed in fitted cupboard, radiator.

Bedroom 3

11'5" x 5'10" (3.5 x 1.8)

Double glazed window to front, radiator

Rear Garden

Laid to lawn, borders stocked with shrubs and bushes, access to side of property.

Front Garden

Chipped barked area stocked with shrubs and bushes.

