



## 5 Northwich Close, Liverpool, Merseyside L23 1UT

Asking Price £175,000

Would you like an extended 3 BEDROOM semi detached home, with OFF-ROAD PARKING, A GARAGE and PRIVATE GARDENS?

If you do, and you would also like a large through-lounge, a galley kitchen, dining area and separate utility room then this is ideal for you.

Located in a quiet cul-de-sac near to the new Brooms Cross Road, this property is ideally located near to the motorway network and near to the local amenities and schools provided in Thornton.

The property requires some upgrading in parts but will be suitable for a number of different types of buyers; First Time Buyers, 2nd time buyers, last time buyers and also investors.

Please arrange your viewing exclusively with our offices.



**Porch**  
Indian Stone, UPVC Door and Window and Double Glazed Window

**Lounge**  
18'4" x 15'8" (5.6 x 4.8)

Laminate Floor, Gas Fire, Radiator, UPVC Window, Storage Under Stairs

**Kitchen - Diner**  
19'0" x 11'5" (5.8 x 3.5)

Assortment of Wall and Base Units, Electric Hob, Extractor Fan, Gas oven, Stainless Steel Basin, 2 x Radiators, UPVC Patio Doors, Part Tiled Floor/Part Carpet, Storage under stairs.

**Utility Room**  
10'2" x 5'6" (3.1 x 1.7)

Work Tops, Plumbing for Washing Machine, Boiler, Access to Garage and Garden, Vinyl Tiles

**Bathroom**  
6'2" x 5'6" (1.9 x 1.7)  
Shower over bath, Low Level WC, Basin, UPVC Double Glazed Window,, Vinyl Floor, Radiator

**Bedroom 1 (rear)**  
10'5" x 9'2" (3.2 x 2.8)  
Fitted Wardrobes, Radiator, UPVC Double Glazed Window,

**Bedroom 2 (front)**  
12'5" x 8'10" (3.8 x 2.7)  
Fitted Wardrobes, Radiator, UPVC Double Glazed Window

**Bedroom 3**  
9'6" x 6'2" (2.9 x 1.9)  
Built in storage, Radiator, UPVC Double Glazed Window,

**Garden**  
Laid to Lawn, Flagging, Shrubs, Patio area

**Front External**  
Driveway leading to garage, flagging, garden laid to lawn

**Garage**  
Shelving and Electrical supply

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		
	56	70
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	53	65
England & Wales		EU Directive 2002/91/EC



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, height and any other feature are approximate and no responsibility is taken for any discrepancy or misstatement. This plan is for descriptive purposes only and should be used as such for any prospective purchase. The position, content and appearance of items have not been tested and no guarantee as to their availability or efficiency can be given.  
Ripple and Mortgage (2020)

