



30 Montgomery Road, Liverpool, Merseyside L9 8DQ

Offers Over £180,000

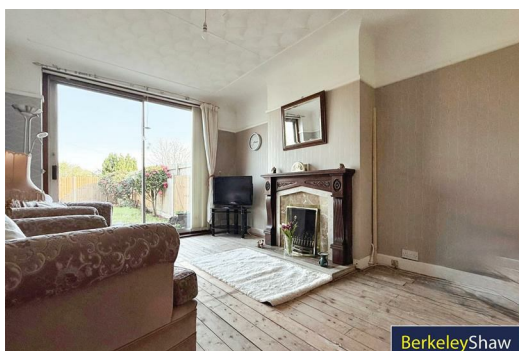
****NO CHAIN****

This FREEHOLD 3 bedroom Semi-Detached property offers the opportunity to update and potentially extend to create your forever home. With a full rewire and NEW BOILER added in 2023, sunny SOUTH facing mature rear garden which is not over-looked and handy wooden storage shed.

Internally there is the opportunity to knock through to create an open-plan kitchen/living/dining space from the kitchen and lounge whilst retaining another separate reception to the front. The understairs cupboard could potentially be a downstairs WC and neighbouring properties have extended to the loft.

Upstairs there are three bedrooms, 2 double rooms and a further good-sized single. The current separate WC and Bathroom could be knocked through to create a spacious luxury family bathroom.

Located in a sought after area, convenient for shops, schools and train station and not over looked to the rear. This property must be seen to appreciate the potential this has to be a happy family home.



Hall

Dining Room

12'5" x 11'9" (3.80 x 3.60)

Lounge

13'3" x 10'9" (4.06 x 3.30)

Kitchen

8'7" x 7'0" (2.63 x 2.14)

Bedroom 1

13'3" x 10'10" (4.06 x 3.31)

Bedroom 2

11'10" x 10'9" (3.61 x 3.30)

Bedroom 3

7'4" x 7'0" (2.24 x 2.14)

Bathroom

7'0" x 5'5" (2.14 x 1.66)

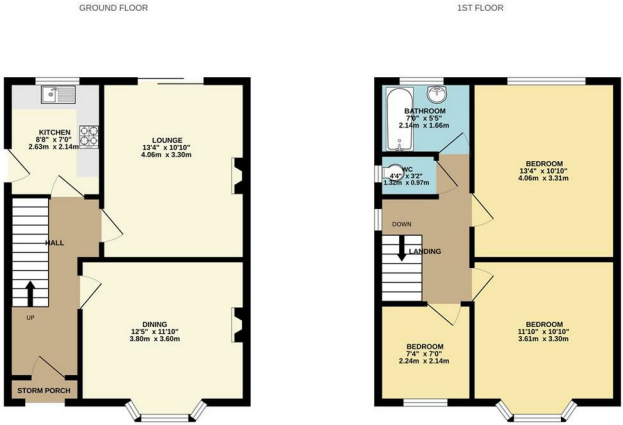
WC

4'3" x 3'2" (1.32 x 0.97)

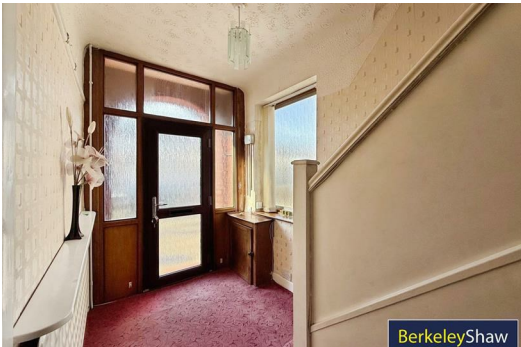
Landing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	87
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The exact measurement of property can only be ascertained by a professional surveyor. Made with Metaphor 10/25



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