



8 Carr Croft, Liverpool, L21 0HH
Asking Price £84,950

An opportunity to acquire a MODERNISED mid terraced two bedroom property with PICTURESQUE views over the Leeds/Liverpool Canal.

The accommodation benefits from UPVC double glazing and gas central heating and comprises of hallway, lounge and kitchen/diner to the ground floor. To the first floor there are two double bedrooms and family bathroom.

The rear garden is laid to lawn with a patio area and has a private decked area on the bank of the canal. The front garden is laid to lawn with a boundary wall.



Entrance Hall

5'6" x 3'11" (1.7 x 1.2)

with radiator, meter cupboards, UPVC double glazed door and UPVC double glazed side windows.

Lounge

15'1" x 12'1" (4.6 x 3.7)

with UPVC double glazed window to front, radiator, wooden fire surround, marble inset, gas coal effect fire and access to kitchen /diner through double doors.

Kitchen/Diner

15'5" x 9'10" (4.7 x 3.0)

with range of wall and base units, one and a half bowl stainless steel sink, plumbing for washing machine, gas cooker point, part tiled walls, tiled floor, under stairs cupboard and UPVC double glazed French doors to rear garden

Landing

with double storage cupboard.

Bedroom 1

13'9" x 7'10" (4.2 x 2.4)

with UPVC double glazed window to rear, radiator and built in storage cupboard housing boiler.

Bedroom 2

15'5" x 11'9" (4.7 x 3.6)

with UPVC double glazed window to front and radiator.

Bathroom

8'10" x 6'10" (2.7 x 2.1)

with low level w.c., pedestal wash basin, panel bath with shower over, heated ladder towel rail, tiled walls, tiled floor and UPVC double glazed frosted window.

Front Garden

laid to lawn, boundary wall and access to rear.

Rear Garden

laid to lawn with patio area, range of outbuildings and access to canal with private decked area.

