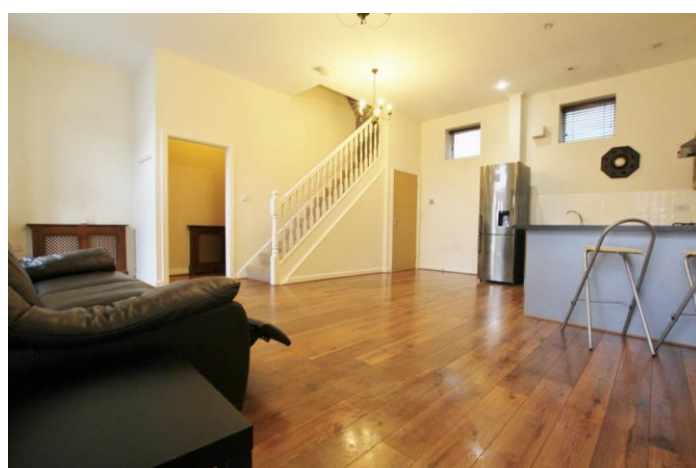




Archbrook Mews, Old Swan, Liverpool, L13 7GA

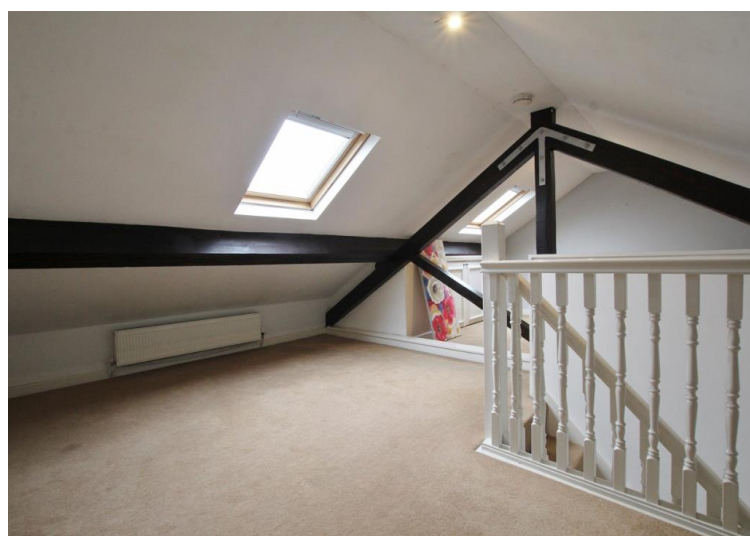
- Two Bedroom Terraced Mews Property
- Open Plan Lounge, Kitchen Diner
- Two Generously Sized & Well Presented Bedrooms
- Three Piece Family Bathroom Suite
- Available for Sale with No Onward Chain
- Convenient Downstairs WC & Utility Room
- Substantial Loft Room Offering Potential Third Bedroom
- Allocated Parking for Residents of Development



£140,000









Description

A rare opportunity has arisen within the sales market to purchase this unique two bedroom mid terrace property, located on Archbrook Mews in the area of Tuebrook, L13. Enjoying generous living proportions throughout, this fantastic property is extremely well maintained and is available for sale with no onward chain. In brief, the property comprises; an impressive open plan lounge, kitchen and diner complete with; a range of wall and base units, an integrated hob and oven and plentiful work surface space, a convenient downstairs WC and a useful utility room offering additional storage space. To the first floor, you will find the master bedroom suite which enjoys access to a walk in wardrobe and a sliding patio door that provides access to a Juliet balcony. The second bedroom offers stair access to an impressively spacious loft room which offers a profusion of potential for many different uses including additional sleeping accommodation. Concluding the interior of the home is a contemporary style family bathroom suite. Benefits to the property include double glazing, central heating and allocated parking for residents.

Location

Tuebrook is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature of the property here and enjoy having the City Centre so close to hand. Property is primarily traditional Victorian terraced housing but with some notable Georgian properties and impressive Villas closer to town and around Fairfield. Prices, even for the larger properties, compare very favourably with the rest of the City, making for good prospects for a sound rental return and giving first time buyers more house for their money. Full of contrasts and surprises, the area includes the Grade II listed, 121 acre Newsham Park which is surrounded by fine architecture - largely on Prospect Vale and Fairfield Crescent - and is a designated conservation area. Shops are many and varied along Kensington and West Derby Road, with larger, national chain stores located on Prescott Road and at Edge Lane Retail Park, which also has restaurants and a multiplex cinema. Frequent train services to Manchester and into Liverpool run from Edge Hill Station, buses are regular and Edge Lane/Drive takes drivers straight on to the start of the M62.

Open Plan Lounge / Kitchen -22' 5" x 21' 1" (6.84m x 6.43m)

UPVC double glazed window to front aspect, radiator, wood style laminate flooring, stairs to first floor, range of wall and base units, integrated four ring hob and oven, sink and drainer unit, extractor hood, spotlights.

Utility - Tiled floor, plumbing for washing machine, spotlights.

Downstairs WC - Two piece suite, tiled floor, splash backs, extractor fan.

Landing - Radiator, doors to all rooms.

Bedroom One - 16' 1" x 11' 0" (4.89m x 3.35m)

UPVC double glazed sliding doors to back, radiator, door to:

Walk in wardrobe - Combi boiler, built in cupboard.

Bedroom Two - 10' 0" x 9' 9" (3.04m x 2.96m)

UPVC double glazed window to front aspect, stairs to loft, radiator.

Bathroom - UPVC double glazed frosted window to rear aspect, three piece suite, towel rail, tiled floor, fully tiled walls, extractor fan.

Loft Room - 21' 1" x 9' 11" (6.43m x 3.03m)

Double glazed velux window to rear aspect, radiator, storage in eaves.

External - Archway through to block paved area for off road parking.

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.