

LOT  
95

44 Church Road, Stanley, Liverpool L13 2BA

GUIDE PRICE **£225,000+**\*

VACANT RESIDENTIAL

### Description

A fantastic opportunity to acquire a four bedroom double fronted semi detached period property with vast living quarters throughout. The property benefits from double glazing, central heating, gardens and off-road parking. The property is in good order throughout and would make an excellent family home. Alternatively it could be let as individual rooms, subject to any consents. The living space on offer is fabulous, with every room big and grand in look and size. Externally, the property boasts off-road parking for multiple vehicles, a big expanse of garden to the back of the property and an out house building, ideal for a games or a party room. Viewing is highly recommended to appreciate the grandeur of the property.

### Situated

Off Prescott Road in a popular and well established residential location close to local amenities, schooling, Liverpool Football Club, transport links and Edge Lane Shopping Park. Approximately 4 miles from Liverpool city centre.

### Ground Floor

Wide Entrance Hall, Living Room, Study Room, Family Room, Modern Kitchen/Diner, Dining Room, Wrap around Conservatory

### Outside

Gardens to the front and rear and Driveway.

### EPC Rating

D.

### First Floor

Four Double Bedrooms, Family 4 piece Bathroom/WC



### Joint Agent

Entwistle Green

