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# 13 Cherry Tree Road, Huyton with Roby, Liverpool L36 5TY

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

## Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is a blank canvas with bags of potential to put your own stamp and once modernised would make an excellent family home. There is also potential to extend to the side and rear and also provide a loft conversion subject to any consents.

## Situated

Off Linden Drive which in turn is off Tarbock Road in a very popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

## Ground Floor

Hall, Lounge, Dining Room,  
Kitchen.

## Council Tax Band

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## First Floor

Three Bedrooms, Shower Room/  
WC.

## Outside

Front and Rear Gardens,  
Driveway.

## EPC Rating

D

