



Cottesbrook close, Liverpool

Asking Price £120,000

The Property

Set in a popular location this delightful three bedroom home provides excellent living space with some decorative update required. Perfect for first time buyers or for those looking for a starter home for their young family, this property has a great deal to offer.

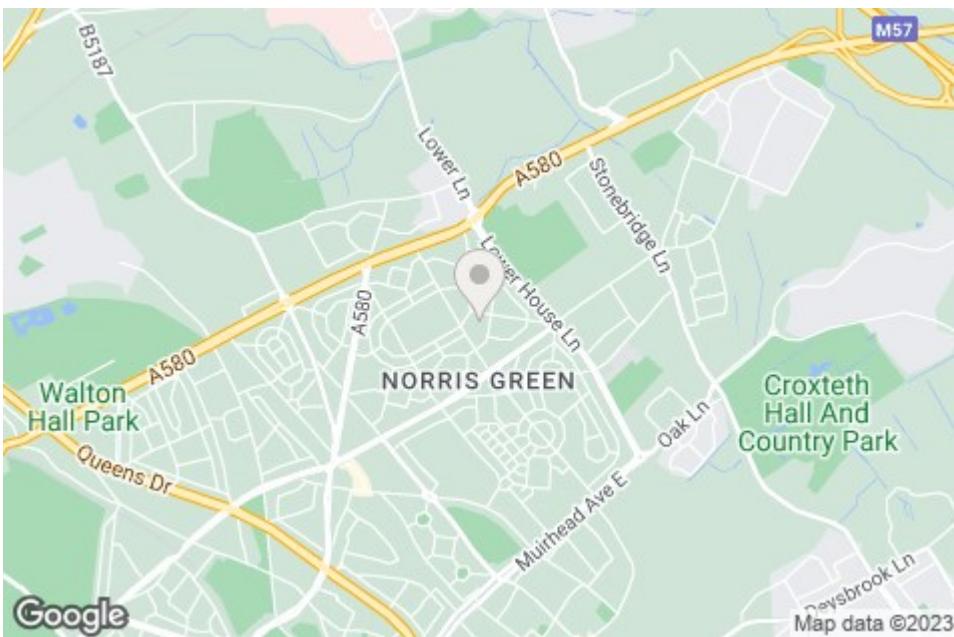
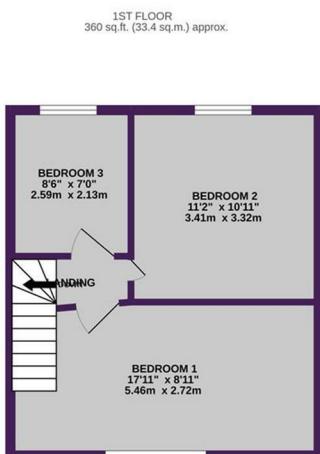
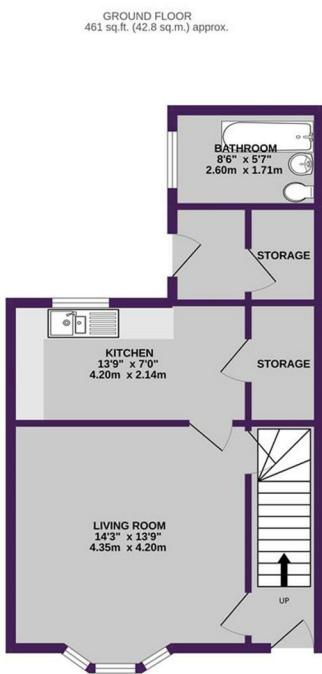
Entering the property reveals fantastic accommodation which briefly comprises entrance hallway, a lovely lounge which has a front facing aspect leading to the kitchen diner and on into the bathroom. The kitchen benefits from fitted units finished with contrasting work surfaces. The bathroom has been finished with complementary tiling and a three piece suite comprising wc, pedestal wash hand basin and a panelled bath with shower over.

The first floor includes three bedrooms two of which are double. The master bedroom sits to the front of the property and is a bright and airy room with fitted wardrobes. The second bedroom is well presented and to the rear and the third bedroom is perfect as a children's bedroom and could also be utilised as a study/home office.

Outside to rear there is a beautiful garden space with paved area. The front garden is paved and provides off road parking.

The property benefits from being close to local amenities and excellent transport links being ideally situated with great links to Liverpool, Manchester and beyond.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A	Very energy efficient - lower running costs A	Very environmentally friendly - lower CO ₂ emissions A	Very environmentally friendly - lower CO ₂ emissions A
Good B	Good B	Good B	Good B
Standard C	Standard C	Standard B	Standard B
Below average D	Below average D	Below average E	Below average E
Poor E	Poor F	Poor F	Poor G
Very poor F	Very poor G	Very poor G	Very poor G
Not energy efficient - higher running costs			

Not energy efficient - higher running costs

All energy efficient - lower CO₂ emissions