



## 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.

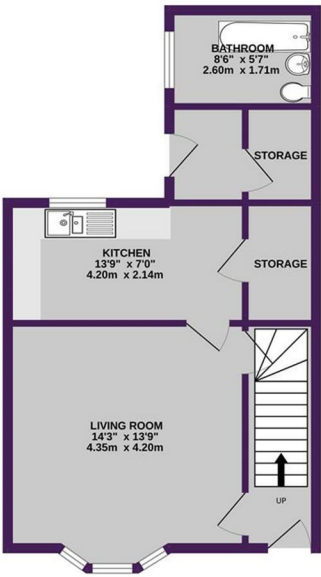
The property benefits from being close to local amenities and excellent transport links being ideally situated with great links to Liverpool, Manchester and beyond.



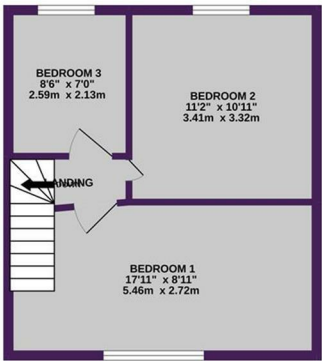


33 Cottesbrook Close, Liverpool, Merseyside, L11 3AB

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



33 COTTESBROOK

TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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