

## 86 Church Road, Liverpool, L21 4LW

£160,000

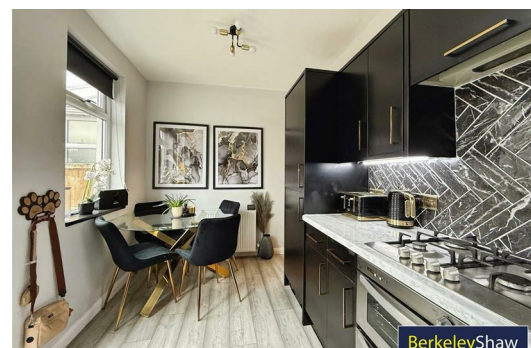
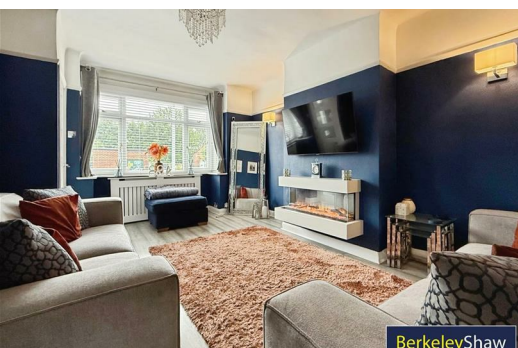
NO CHAIN

Step inside this beautifully renovated terraced home, an ideal choice for first-time buyers seeking modern comfort with timeless charm. This stunning two-bedroom property boasts stylish oak doors, wood panelling, and brand-new flooring throughout, creating a warm and inviting atmosphere.

The spacious lounge features a sleek electric fireplace, perfect for cosy evenings in, while the delightful dining kitchen offers a fantastic space to cook and entertain. A dedicated study area provides the perfect spot for home working or a quiet retreat.

Upstairs, the luxurious bathroom showcases a corner bath with elegant gold fittings, stylish new tiling, and an over-shower for ultimate relaxation.

Outside, this property truly shines—offering a gated driveway for secure parking and a breathtaking 100ft-long rear garden. With newly laid patio areas, fresh fencing, and convenient outdoor sockets, it's a haven for summer evenings and weekend gatherings.





## Hall

## Lounge

17'1" x 11'1" (5.23 x 3.40)

## Study Area

A handy use of the under stairs space for working from home.

## Dining Kitchen

14'7" x 8'2" (4.47 x 2.49)

Stunning kitchen which maximises the space to have a dining table, very bright with two windows to rear aspect.

## Driveway

Gated paved driveway for parking for two vehicle's.

## Garden

approx. 100ft garden with paved patio area and grass lawn, flower bed with flowering shrubs.

## Landing

## Bedroom 1

13'10" x 8'11" (4.22 x 2.72)

DOUBLE to the front aspect flooded with light from the bay window and with fitted wardrobes.

## Bedroom 2

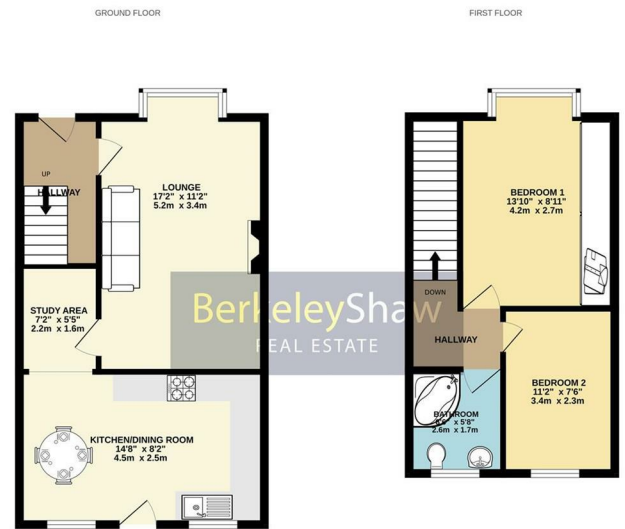
11'2" x 7'5" (3.41 x 2.28)

DOUBLE to the rear aspect with views over the long garden.

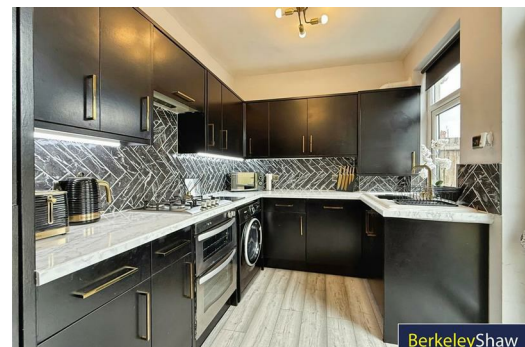
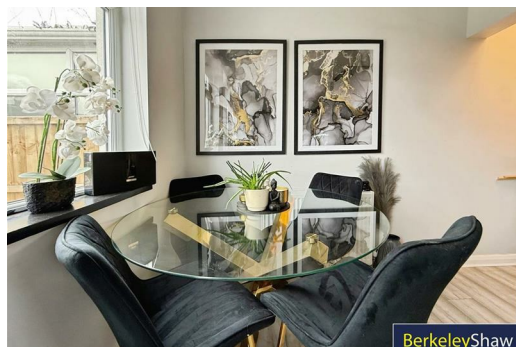
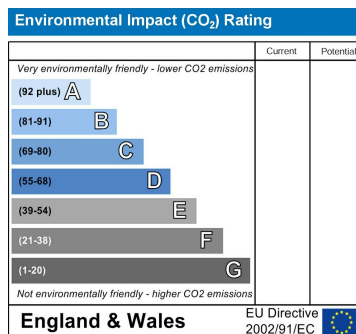
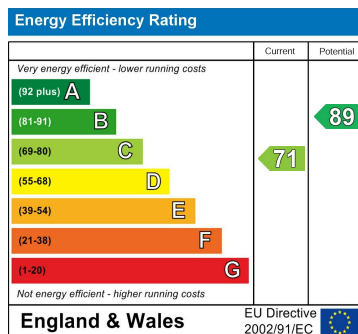
## Bathroom

8'5" x 5'7" (2.59 x 1.72)

beautifully presented with corner bath and over shower, tiled walls and cushion flooring. Gold effect fittings, storage sink, WC and obscured window to rear aspect.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency for the given. Made with Design Wizard



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