



78 Western Avenue

Speke

Liverpool, L24 3US



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Western Avenue

Speke, Liverpool, L24 3US

Offers Over £135,000

Myler & Co Estates are pleased to present with NO ONWARD CHAIN this THREE BEDROOM MID TERRACE, close to all local amenities and network facilities. The property benefits from TWO RECEPTION ROOMS, fully fitted kitchen, large FRONT & REAR GARDENS, gas central heating and UPVC double glazing. Viewing recommended to fully appreciate.





Ground Floor

Hallway

Carpet to flooring, ceiling light, central heating radiator, storage under stairs.

Lounge

3.78m x 3.53m (12' 5" x 11' 7")

Bay window, laminate to flooring, ceiling light, central heating radiator.

Dining Room

3.79m x 3.14m (12' 5" x 10' 4")

Laminate to flooring, ceiling light, electric fire in feature surround.

Kitchen

2.81m x 2.49m (9' 3" x 8' 2")

UPVC double glazed window, laminate to flooring, part tiled walls, three ceiling lights, central heating radiator, door to garden, white kitchen range with grey work tops.

First Floor

Stairs and Landing

Carpet to flooring, ceiling light, two storage cupboards.



Bedroom One

4.12m x 2.82m (13' 6" x 9' 3")

UPVC double glazed window, carpet to flooring, ceiling light, central heating radiator.

Bedroom Two

3.69m x 2.80m (12' 1" x 9' 2")

UPVC double glazed window, carpet to flooring, ceiling light, central heating radiator, storage cupboards.

Bedroom Three

3.07m x 2.59m (10' 1" x 8' 6")

UPVC double glazed window, carpet to flooring, ceiling light, central heating radiator, storage cupboard.

Bathroom

2.19m x 1.81m (7' 2" x 5' 11")

Three piece white suite, electric shower, UPVC double glazed window, vinyl to flooring, ceiling light, central heating radiator.

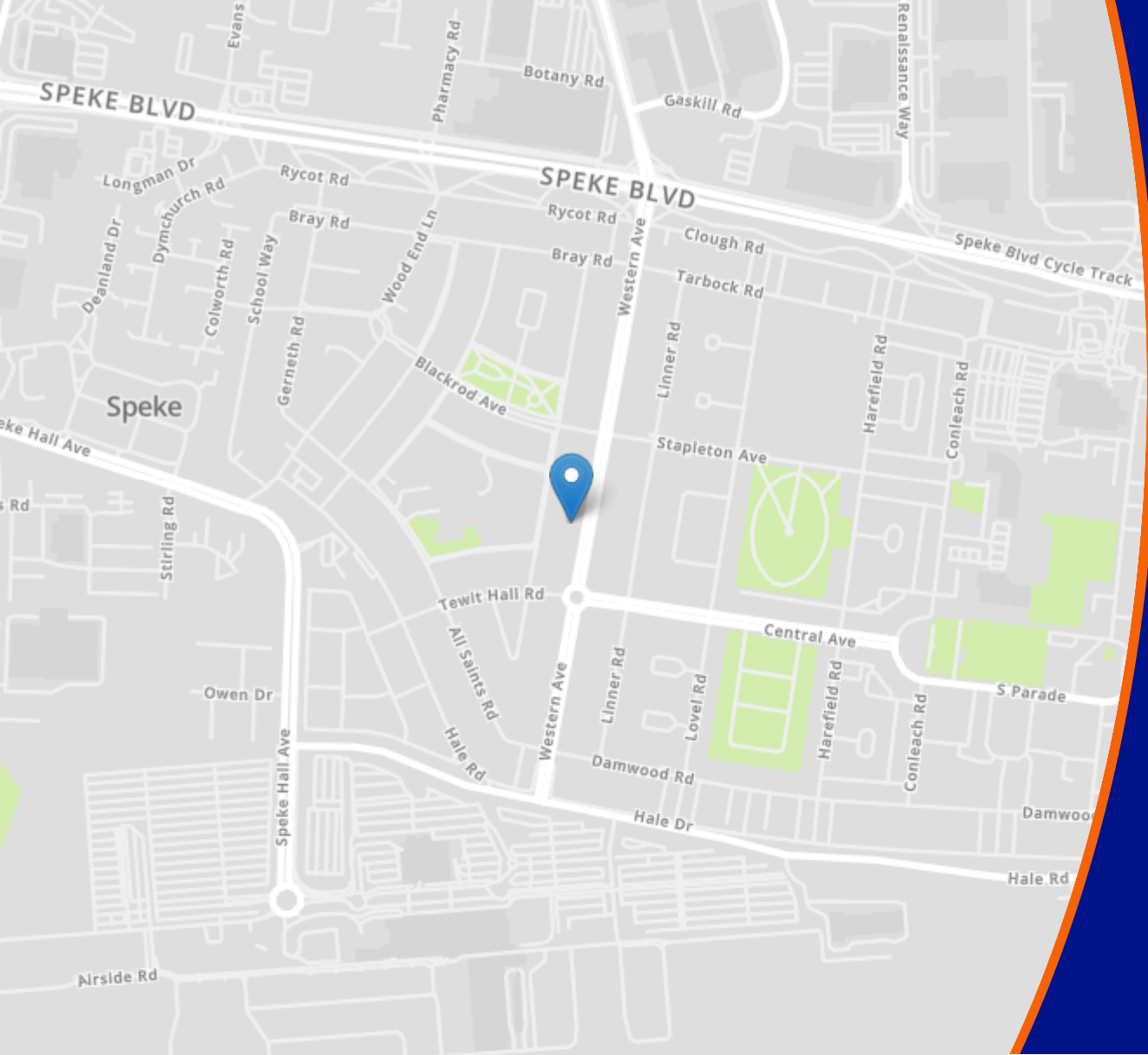
External

Front Garden

Pebble area, pathway to front door.

Rear Garden

Patio area, small lawn, planted shrubs.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(56 to 68) D	64	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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