



**Bowring Park Avenue
Liverpool
Merseyside
L16 2LE**

Offers In Excess Of £305,000

bettermove

Bowring Park Avenue Liverpool

Bettermove are proud to present this 3 bedroom semi-detached in Bowring Park available with no forward chain.

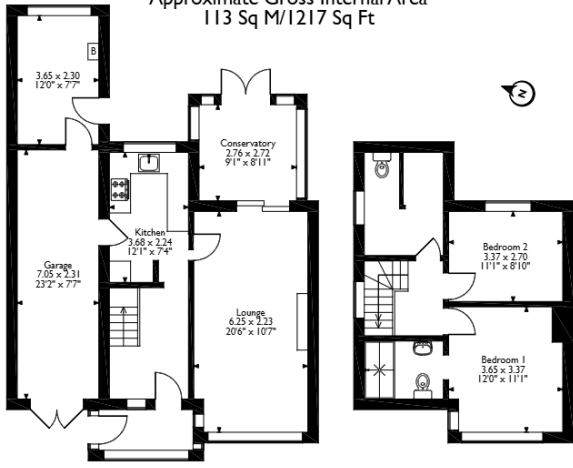
The property benefits from double glazing, gas central heating throughout and has off street parking available via the drive and garage. The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen and conservatory on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months. The property has additional planning permission for a large extension to build across from the current garage extension.

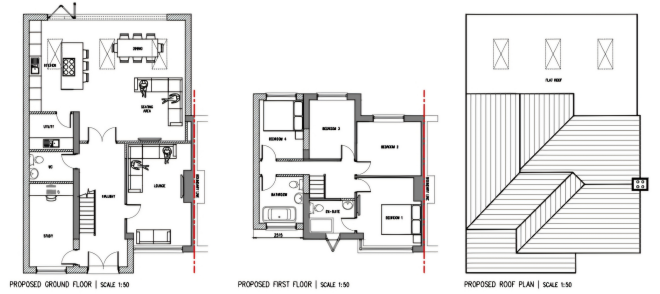
Located in the popular city of Liverpool, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from M62, Roby Rail Station and Local Bus Routes.



Bowring Park Avenue, Liverpool
 Approximate Gross Internal Area
 113 Sq M/1217 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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