



BerkeleyShaw

56 Lingtree Road, Liverpool, L32 0RW

Asking Price £120,000

NO CHAIN - FREEHOLD

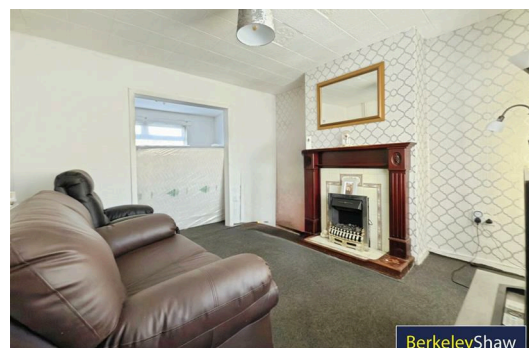
This three-bedroom mid-terrace property presents an excellent opportunity for buyers looking to put their own stamp on a home. Requiring a programme of modernisation, the house offers generous internal & external space and great potential throughout.

The ground floor comprises two well-proportioned reception rooms, providing flexible living and dining areas, along with a breakfast kitchen with door to the rear garden. Upstairs, there are three bedrooms and a mobility friendly shower room with separate WC.

Externally, the property benefits from a notably large rear garden, ideal for outdoor entertaining or future landscaping.

Offered for sale with no onward chain and as a freehold, this home is well suited to first-time buyers seeking a project or investors looking for a rewarding refurbishment opportunity.

Early viewing is recommended to fully appreciate the space and potential on offer.



Hall

Lounge

12'0" x 11'2" (3.68 x 3.41)

Dining Room

11'2" x 7'11" (3.41 x 2.42)

Breakfast Kitchen

17'2" x 11'2" (5.25 x 3.41)

Bedroom 1

13'1" x 11'2" (4.01 x 3.41)

Bedroom 2

13'1" x 8'2" (4.01 x 2.51)

Bedroom 3

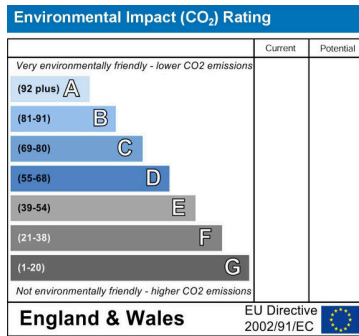
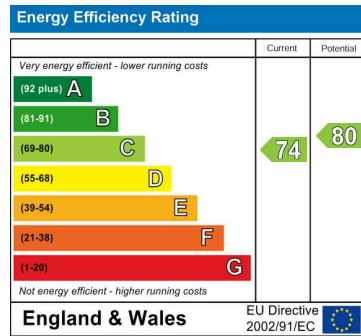
8'9" x 7'5" (2.67 x 2.28)

Shower Room

6'10" x 5'8" (2.09 x 1.73)

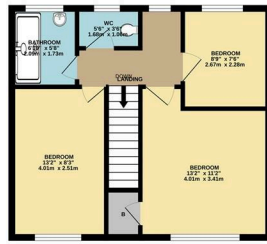
WC

5'6" x 3'5" (1.68 x 1.06)



GROUND FLOOR

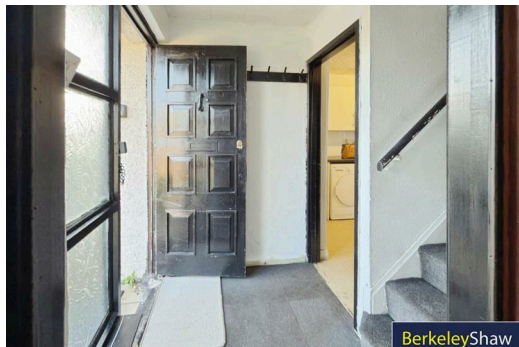
1ST FLOOR



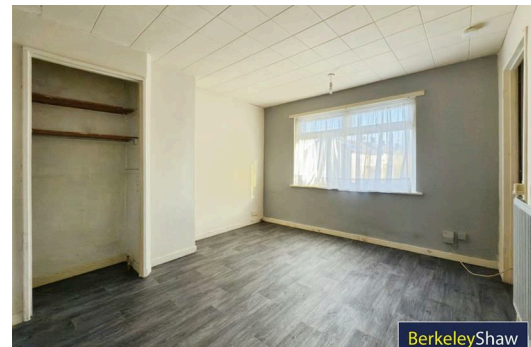
While every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of floor, ceiling, base and any other data are approximate and the responsibility for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual layout and dimensions shown here are not intended and no guarantee is given. Measurements are to the center of the wall.



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