

## 36 Field Lane, Liverpool, L21 9NE

### Offers Over £160,000

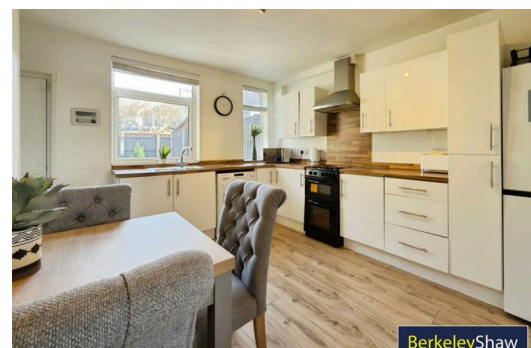
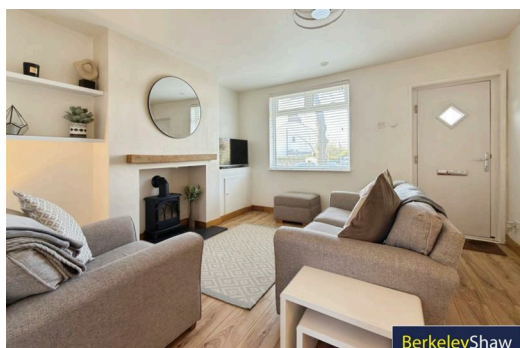
A MODERN AND STYLISH 3 BEDROOM TERRACE PROPERTY in EXCELLENT CONDITION, perfect for first-time buyers looking to move in without the need for redecoration or upgrades.

The property features a bright front lounge with a charming WOODEN MANTELPIECE, flowing through to a spacious DINING KITCHEN. A UPVC door provides access to a FAMILY-FRIENDLY REAR GARDEN, complete with a GRASS LAWN and PAVED PATIO AREA, ideal for relaxing or entertaining.

Upstairs, there are TWO DOUBLE BEDROOMS to the front aspect, a GOOD-SIZED SINGLE to the rear, and a STUNNING BATHROOM featuring eye-catching geometric floor tiles.

Externally, to the front is a shared alley providing rear access, along with a LARGE PAVED AREA suitable for parking.

This property offers a fantastic opportunity to purchase a READY-TO-MOVE-IN home in a convenient and sought-after location with Rimrose Valley, Hatton Hill parks and Leeds to Liverpool Canal access all close by ideal for those loving the outdoors, families and dog lovers. An easy commute to Liverpool City Centre but with local shops, restaurants, pub & bars just a short walk away.



**Lounge**  
13'1" x 12'5" (4.0 x 3.80)

**Kitchen/Diner**  
12'1" x 10'5" (3.70 x 3.20)

**Bedroom 1**  
9'10" x 7'10" (3.0 x 2.40)  
DOUBLE

**Bedroom 2**  
12'5" x 7'10" (3.80 x 2.40)  
DOUBLE

**Bedroom 3**  
8'10" x 5'6" (2.70 x 1.70)  
SINGLE

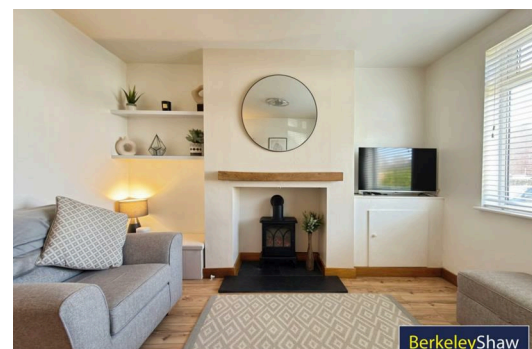
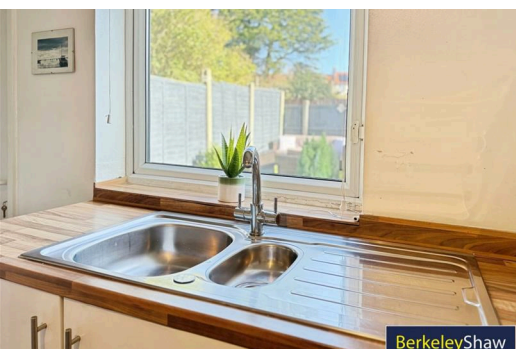
**Bathroom**  
3'7" x 11'9" (1.10 x 3.60)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms etc may differ from the actual property. The floorplan is intended to be used as a guide only and is not intended to be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Berkeyriscos

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>72</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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