BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

35 Kent Avenue, Liverpool, L21 7QJ

Offers Over £150,000

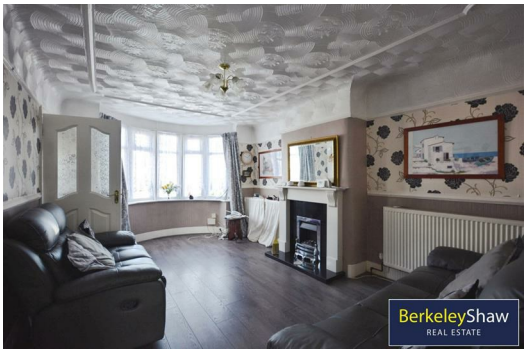
Berkeley Shaw present this three-bedroom terraced house is **for sale** in Litherland, offering an excellent opportunity for buyers seeking a home that **needs modernising** and can be tailored to their own taste.

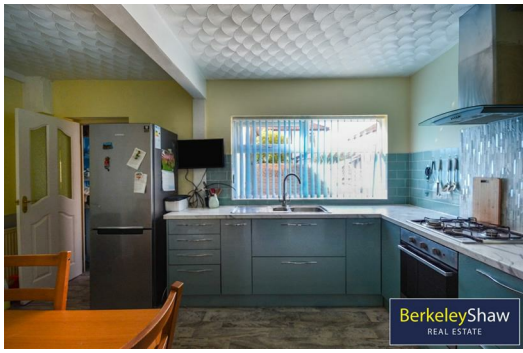
The ground floor comprises one reception room, a kitchen with an adjoining utility area with access to the rear garden, and a convenient downstairs shower room. Upstairs are three bedrooms and a storage cupboard. Externally, the property benefits from a dropped curb, providing the option to convert the front yard into a driveway, subject to any necessary consents. The home is offered with **no onward chain**, assisting buyers looking for a more straightforward purchase.

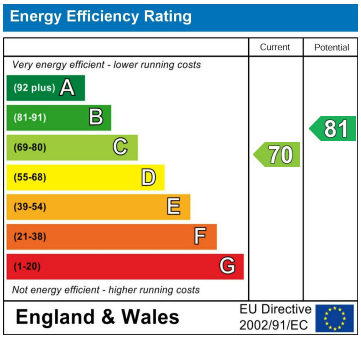
The property has an EPC rating of C and falls within Council Tax Band A.

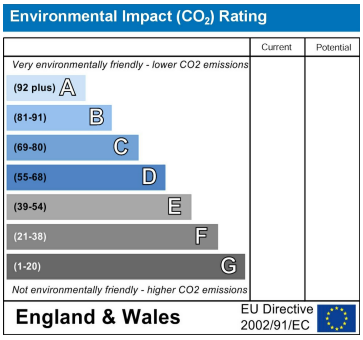
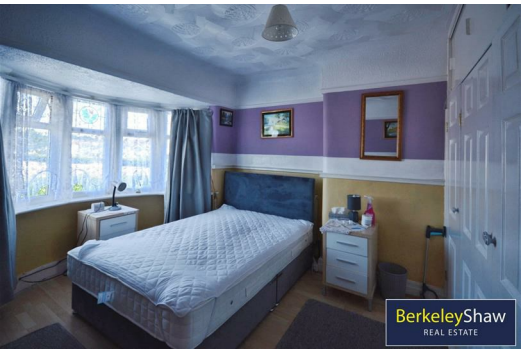
Litherland provides a range of local amenities, including nearby supermarkets, local shops and cafés, along with access to schools catering for different age groups. Green spaces such as local parks and playing fields are within easy reach, offering opportunities for leisure and recreation.

Public transport links are accessible via Litherland and Seaforth & Litherland rail stations, which offer services towards Liverpool city centre and surrounding areas, with journey times to central Liverpool typically around 15–20 minutes. Bus routes also operate locally, connecting Litherland with neighbouring districts and key destinations across the city. Road links via the A5036 and nearby routes provide access towards the city centre,









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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