



## 35 Kent Avenue, Liverpool, L21 7QJ

### Offers Over £150,000

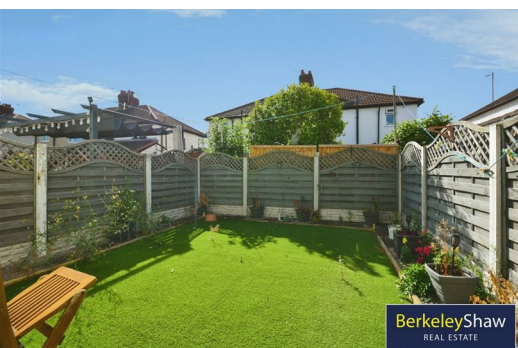
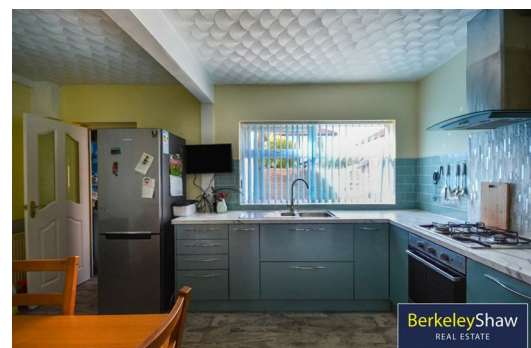
Berkeley Shaw present this three-bedroom terraced house is **\*\*for sale\*\*** in Litherland, offering an excellent opportunity for buyers seeking a home that **\*\*needs modernising\*\*** and can be tailored to their own taste.

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,

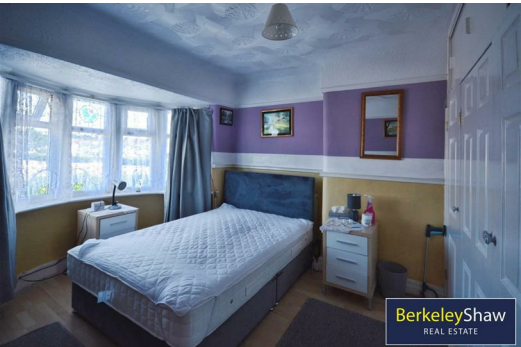
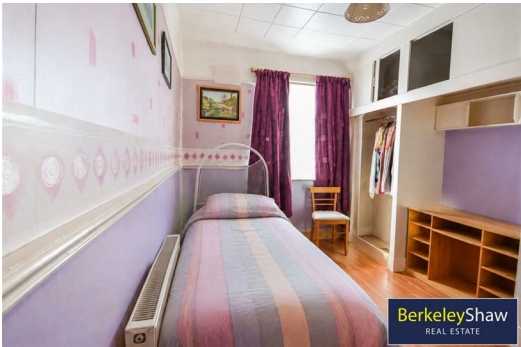


| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
|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

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



We have every effort been made to ensure the accuracy of the floorplan contained here. Measurements of rooms, sections, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency for any given use.



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