



42 Buttermere Gardens, Liverpool, L23 0SF

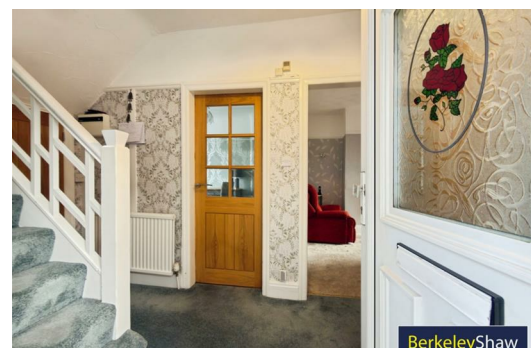
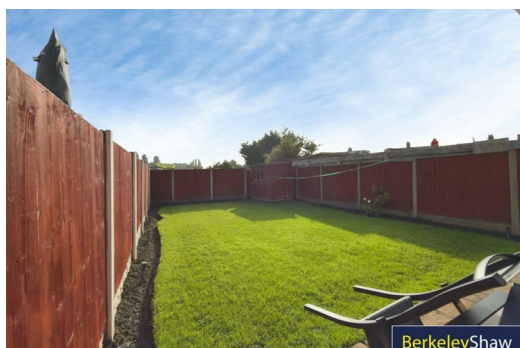
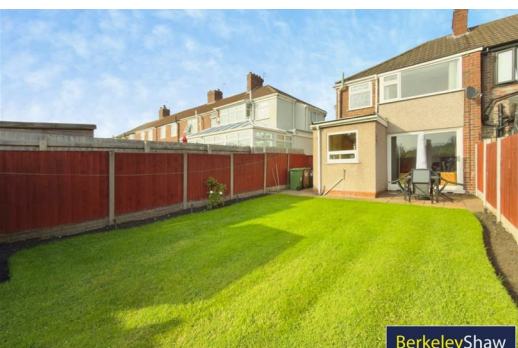
Asking Price £250,000

FREEHOLD – A well-maintained THREE BEDROOM end terrace home, cared for by the same owners for over 50 years. Set on a quiet road overlooking an attractive green, it offers two separate reception rooms, an extended kitchen and a SOUTH FACING rear garden backing onto Crosby allotments. The property has an EPC rating of C and benefits from cavity wall insulation.

The front reception room provides a separate space for relaxing or dining, while the rear lounge has patio doors opening onto the south facing patio and lawn. With no houses directly behind, the garden enjoys an open outlook across the allotments. To the front, a paved garden is easy to maintain.

Upstairs are three bedrooms and a shower room. The main bedroom looks out over the allotments, and the combi boiler is housed in the third bedroom. The home offers scope to extend further, subject to any necessary consents.

Rimrose Valley is close by, with Forefield Lane and Chesterfield schools within walking distance. This is a lovely opportunity for buyers seeking a well-cared-for home with space to make it their own.



- Hall
- Dining Room
- Living Room
- Kitchen
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	69		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 872 sq. ft. (81.0 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the foregoing description, the measurements shown are approximate and any other form of measurement is taken for any error. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency for any given use.



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