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REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
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44 Longdown Road, Liverpool, L10 4UT

Offers Over £175,000

For sale: a three-bedroom semi-detached house in Longdown Road, Liverpool, offered in good overall condition and ready for immediate occupation.

The ground floor features a modern fitted kitchen with ample storage, integrated oven and hob, and tiled flooring, providing a practical space for everyday cooking and dining. Neutral décor and good natural light run throughout, creating a clean backdrop for personal furnishings. The reception space is arranged to maximise flexibility for both living and dining zones.

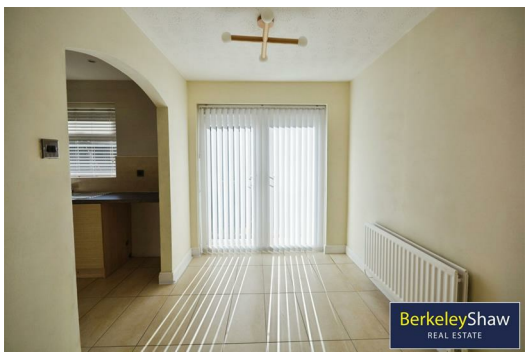
Upstairs, there are three bedrooms, each with carpeted flooring and radiators, offering comfortable sleeping accommodation for a family or professionals sharing. The contemporary bathroom includes a white suite with shower over bath, WC and basin, finished with bright, easy-care wall panels. The property has an EPC rating of C and falls within Council Tax band B.

Outside, the house benefits from a generous rear garden with lawn and fenced boundaries, ideal for children's play or simple outdoor relaxation, together with a paved side area for access and storage.

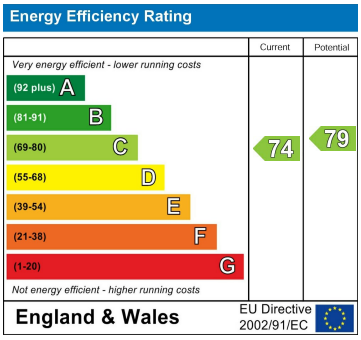
Longdown Road is located in the Aintree area of Liverpool, within easy reach of local shops and amenities in Aintree and Fazakerley. Aintree Retail Park and local supermarkets are a short drive away, while nearby parks such as Walton Hall Park provide open green space. The property is convenient for a range of primary and secondary schools in the L10 area.

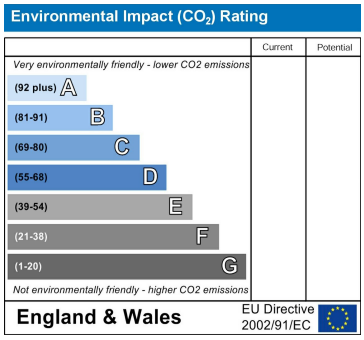
Transport links are good, with Aintree and Fazakerley railway stations both accessible, offering services into Liverpool city centre in around 15–20 minutes, and road connections via the A59 to the wider region.








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
74
79
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.
1ST FLOOR
351 sq.ft. (32.7 sq.m.) approx.
KITCHEN
8'10" x 8'3"
2.7m x 2.5m
DINING ROOM
8'10" x 6'11"
2.7m x 2.1m
STORAGE
LIVING ROOM
15'9" x 12'5"
4.8m x 3.8m
UP
HALLWAY
BATHROOM
6'1" x 5'6"
1.9m x 1.7m
DOWN
STORAGE
BEDROOM
9'5" x 9'1"
2.9m x 2.8m
BEDROOM
13'9" x 9'1"
4.2m x 2.8m
BEDROOM
8'3" x 6'1"
2.5m x 1.9m
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TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.
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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