



# Breakey & Co



**Liverpool Road, Platt Bridge**

**Offers in Excess of £130,000**

- Two bedrooms & a dressing room
- Beautiful terraced property
- Fully modernised throughout
- Two spacious reception rooms
- Stylish fitted kitchen
- Perfect for first time buyers
- Immaculately presented throughout
- Viewings essential
- EPC-E



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## DESCRIPTION

Liverpool Road is a truly beautiful terraced period property that has been fully modernised throughout. This distinctive home boasts a generous amount of living space with large rooms and beautiful high ceilings. Perfectly presented to enhance the property's original features, this fabulous home presents a very exciting opportunity for first-time buyers and families alike. Arranged across two floors, accommodation highlights include; a welcoming reception hallway, lounge featuring a bay fronted window, and the dining room which flows out into stylish fitted kitchen equipped with integrated appliances. To the first floor, the landing area gives access to two double bedrooms, a dressing room, and the contemporary bathroom. Externally this attractive home offers a low-maintenance garden to the rear with an artificial lawn and a decking area which is great for outdoor dining. To the front elevation, street parking is available. Locally the property rests with handy access to schools, amenities and transport links. Early viewings are highly recommended to truly appreciate what this wonderful family home has to offer.







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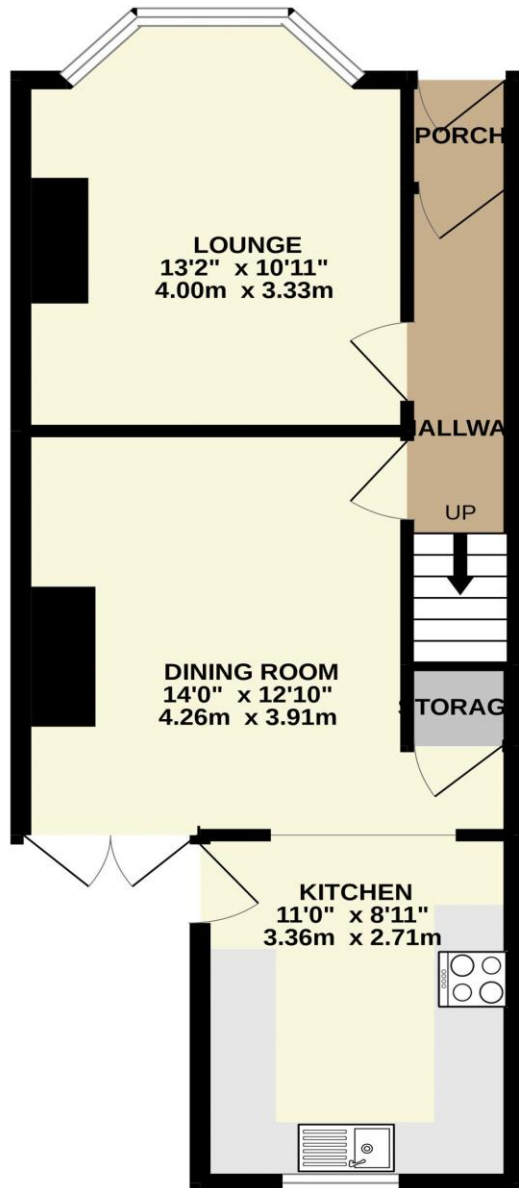




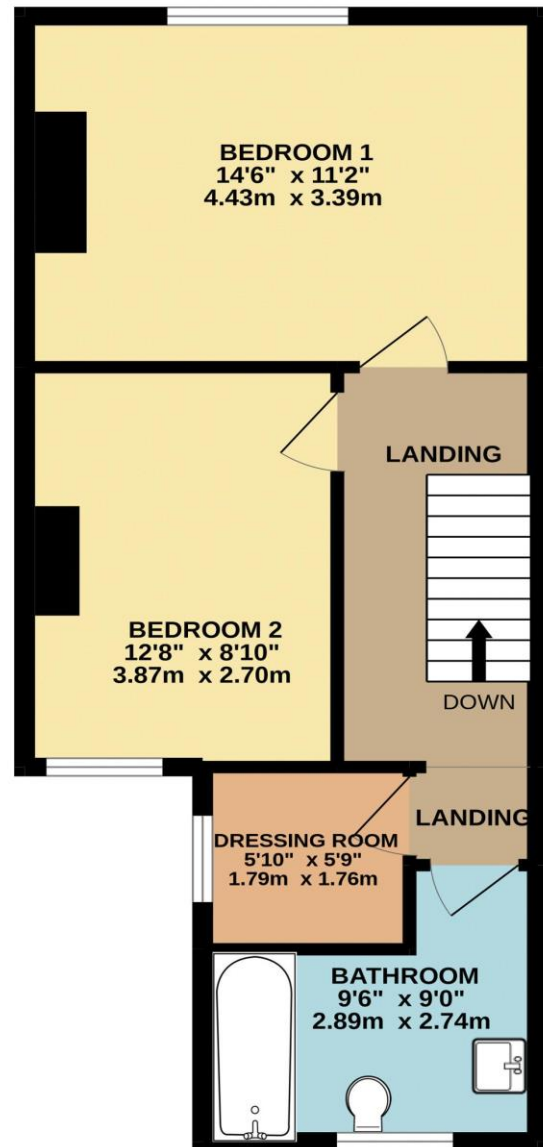
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**GROUND FLOOR**  
431 sq.ft. (40.0 sq.m.) approx.



**1ST FLOOR**  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

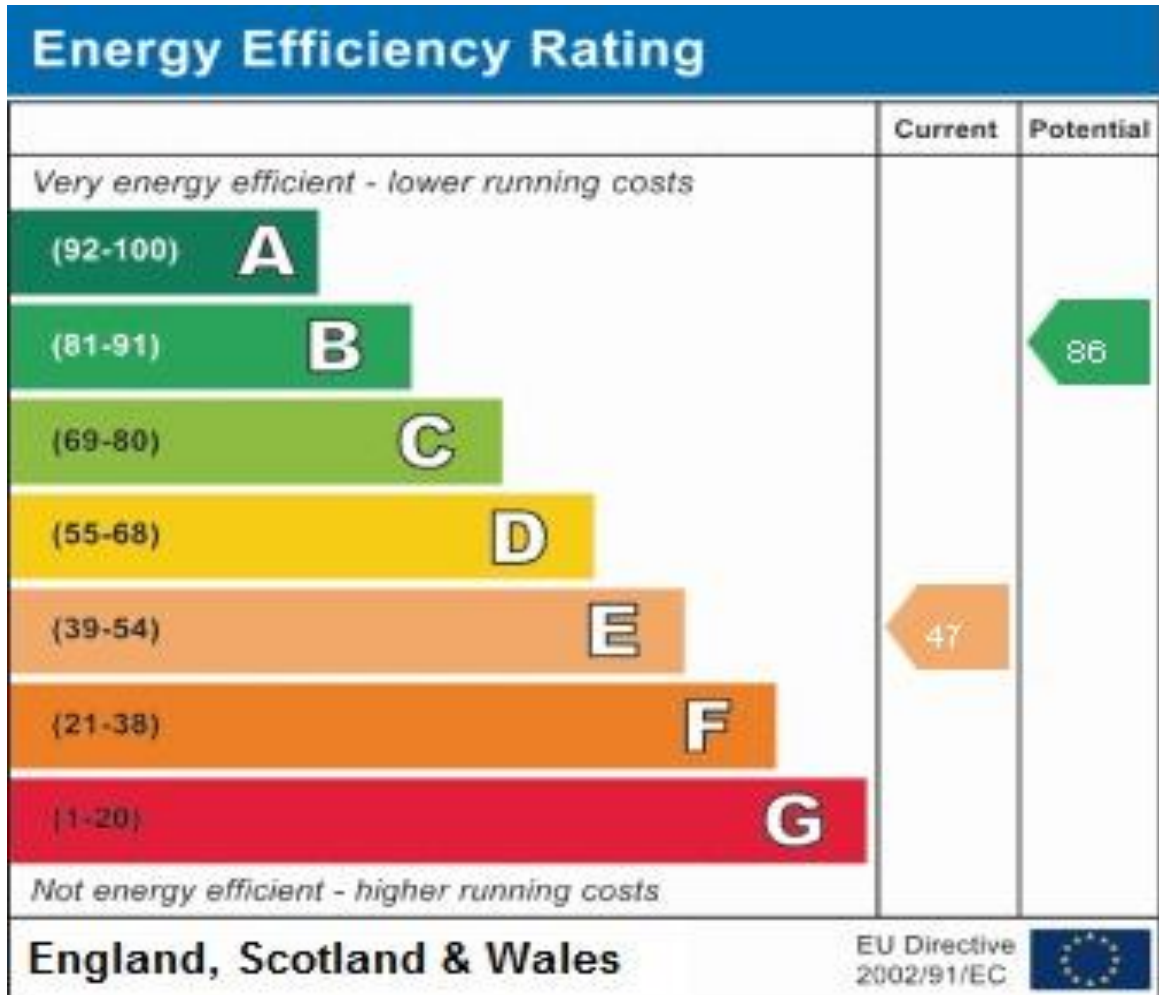
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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