



ASTAIR SAVILLE
ESTATE AGENTS

St. Philips Avenue, Litherland

£265,000

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- Semi Detached Extended Family Home
- Beautiful Accommodation Across Three Floors
- Four Good Sized Bedrooms- One With En Suite
- Large Kitchen/ Diner
- Conservatory
- Separate Living Room
- South Facing Large Rear Gardens And Off Road Parking
- Viewing Essential
- EPC Rating- Pending
- Council Tax Band- B





Ground floor area 59.3m² 1st floor area 43.1m² 2nd floor area 26.1m²

60 St Phillips Avenue, L21 8PE

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Measurements, floor-areas, openings and orientations are approximate. They should
purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

BEAUTIFULLY PRESENTED, EXTENDED SEMI DETACHED FAMILY HOME IN TUCKED AWAY LOCATION, CLOSE TO ALL LOCAL AMENITIES, LOVELY LARGE KITCHEN/ DINER, CONSERVATORY, LIVING ROOM, FOUR GOOD SIZED BEDROOMS- ONE WITH ENSUITE, ACCOMMODATION ACROSS THREE FLOORS, LOVELY SOUTH FACING REAR GARDENS, OFF ROAD PARKING. THIS IS A MUST SEE!

This beautiful family home is a credit to the current owner, who over the years has lovingly extended and modernised the property. The accommodation comprises entrance porch, hallway, living room, kitchen/diner and a lovely conservatory to the ground floor. To the first floor are three good sized bedrooms and the family bathroom and to the second floor is the main bedroom with an en suite shower room. Externally there is a paved driveway provide ample off road parking and lovely south facing large rear gardens that are delightful with lawns, decking and patio.

