



## 30 Sefton Avenue, Liverpool, L21 6NH

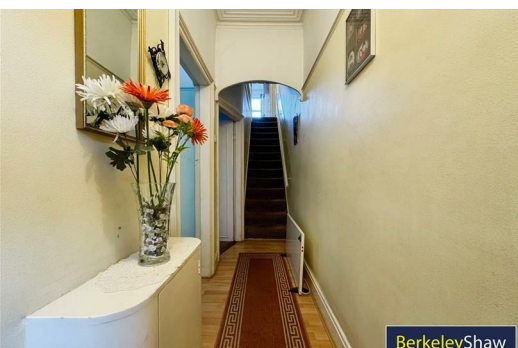
£100,000

Welcome to Sefton Avenue, a spacious three-bedroom mid-terrace home located in the vibrant heart of L21. This property represents an excellent opportunity for first-time buyers and investors alike.

Although some modernisation is needed, the home offers great potential to be transformed into a comfortable family residence or a valuable rental investment. The surrounding area is filled with a wide range of amenities, including fantastic transport links by both road and rail, providing easy access to Liverpool City Centre and nearby regions. There are also plenty of shops, pubs, and cafes nearby, with superstore shopping available along The Dunningsbridge Road.

The property spans two floors and includes an inviting entrance hall, a bay-fronted dining room, a rear living room, and a spacious fitted kitchen. The upper floor features three well-proportioned bedrooms and a bathroom. Externally, the property offers a walled and gated rear yard, complete with a shed and outside storage room. Additional benefits include double glazing and the advantage of no onward chain.

Don't miss out—contact us now to arrange a viewing!



## Entrance hall

Laminate floor & UPVC front door.

## Dining room

Double glazed window to bay.

## Living room

Double glazed window & gas fire.

## Kitchen

Range of wall & base units, stainless steel sink with drainer, 3 x double glazed windows & door to rear yard.

## Landing

Storage cupboard.

## Bedroom 1

Double glazed windows to bay & fitted wardrobe.

## Bedroom 2

Double glazed window & fitted wardrobe.

## Bedroom 3

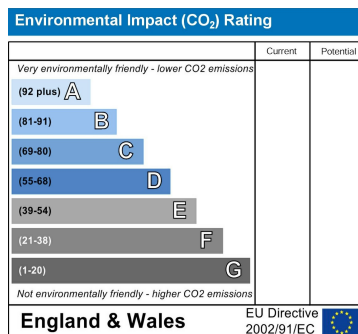
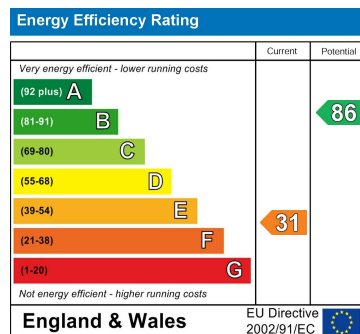
Double glazed window, fitted wardrobe & boiler.

## Shower room

Double glazed window, WC, basin & bath.

## Externally

Walled & gated rear yard with shed & storage room.



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