



22 Tithebarn Road, Liverpool, L23 2RY

Offers Over £250,000

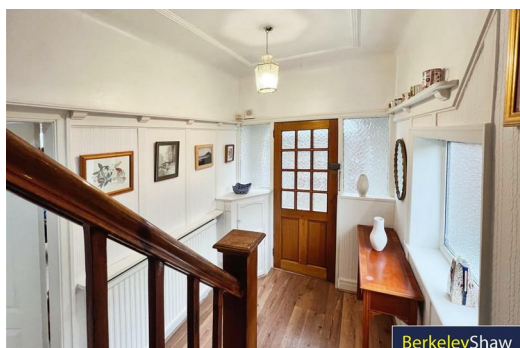
FREEHOLD Nestled on the charming Tithebarn Road in Liverpool, this 1930's semi-detached house, presents a wonderful opportunity for those looking to carry out a renovation project and remedial works, the property is being sold with no onward chain,

The house downstairs features a bright porch and hallway, two receptions & kitchen. Upstairs three bedrooms with the master having fitted wardrobes and potential walk in wardrobe or en-suite, family bathroom and a paved garden, perfect for outdoor relaxation or entertaining guests.

Situated in a desirable area, this home benefits from being within a good school catchment, making it an ideal choice for families. Additionally, the proximity to local parks provides a lovely setting for outdoor activities and leisurely strolls.

As a freehold property, you will enjoy complete ownership and the freedom to make this house your own. If you are looking for a project to invest in, this property on Tithebarn Road is a fantastic opportunity in a popular L23 area.

Council Tax Band C



Hall

14'5" x 3'7" (4.40 x 1.10)

Lounge

16'4" x 11'5" (5.0 x 3.50)

Dining Room

13'1" x 12'9" (4.00 x 3.90)

Kitchen

9'6" x 8'2" (2.90 x 2.50)

Bedroom 1

16'4" x 12'5" (5.0 x 3.80)

DOUBLE

Bedroom 2

13'1" x 11'9" (4.0 x 3.60)

DOUBLE

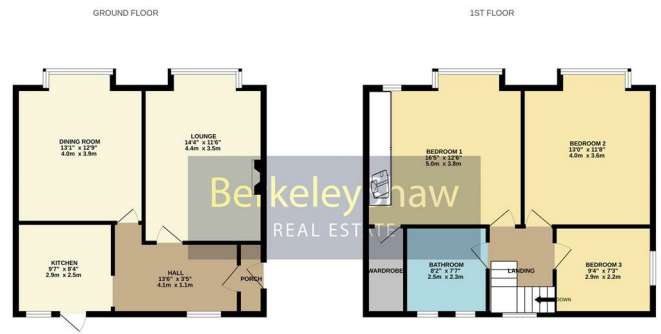
Bedroom 3

9'6" x 7'2" (2.90 x 2.20)

SINGLE

Bathroom

8'2" x 7'6" (2.50 x 2.30)



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other items are approximate and the responsibility, taken on any printed or electronic or other statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and professional cannot be held responsible and no guarantee as to their capability or efficiency can be given. Made with HomePlan 12.024

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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