

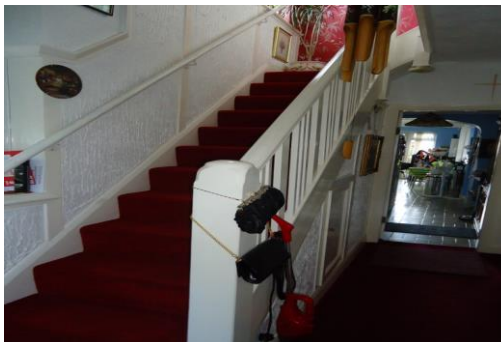


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342 St Mary's Road | Cressington | L19 0NQ  
www.marshall-property.co.uk  
office@marshall-property.co.uk  
0151 427 1986



- 3 Bedroom House
- Semi Detached
- Gardens to Front and Rear
- Off Road Parking
- uPVC Double Glazing
- Available to view now!



**Bowring Park Road, Liverpool**  
Liverpool, L14 3NP

**Offers in the  
Region Of £189,000**



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Marshall are delighted to offer for sale this 3 bedroom semi-detached property. Located on Bowring Park Road the property offers great motor and transport links via Roby Road and the nearby M62 motorway link. Externally, the property offers a paved driveway for off road parking and the rear garden is mainly lawn with perimeter bushes and plants. Internally the property consists of; front and rear lounge, diner/kitchen, utility room, downstairs WC and to the first floor; 3 bedrooms and a family bathroom. This is a well sized property in a sought after location, so an early viewing is key to avoid disappointment.

**Entrance Porch - 6' 4" x 4' 6" (1.92m x 1.38m)**

uPVC double glazed entrance door. Ceramic tiled flooring.

**Entrance Hallway - 15' 3" x 6' 1" (4.66m x 1.86m)**

uPVC double glazed bay window. Radiator. 2 x Double glazed frosted windows. Stairs to first floor.

**Living Room - 14' 2" x 11' 8" (4.31m x 3.56m)**

uPVC double glazed bay window. Sliding patio doors to rear lounge. Radiator. Stone fireplace.

**Rear Lounge - 10' 10" x 15' 2" (3.3m x 4.63m)**

uPVC double doors leading into garden. Fireplace with marble surround. Radiator.

**Kitchen/Diner (Extended) - 11' 8" x 15' 7" (3.55m x 4.74m)**

Range of wall and base units. Stainless steel sink and drainer. Integrated electric oven/gas with extractor hood. Splashback Tiling. Ceramic tiled flooring. Radiator. uPVC French doors leading into garden. uPVC double glazed windows.

**Utility Area -  
Downstairs WC –**

**Stairs to 1st Floor -**

**Landing -**  
uPVC double glazed window.

**Bedroom (1) - 14' 4" x 9' 7" (4.38m x 2.93m)**

uPVC double glazed window. Radiator. Fitted wardrobes.

**Bedroom (2) - 8' 1" x 7' 3" (2.47m x 2.2m)**

uPVC double glazed window. Radiator.

**Bedroom (3) - 8' 9" x 11' 10" (2.67m x 3.6m)**

uPVC double glazed window. Fitted Wardrobes. Radiator.

**Externally -**

Off road parking to the front. Paved flooring. Rear garden is partly lawn and partly paved with two patio areas.

**Family Bathroom - 6' 10" x 7' 7" (2.09m x 2.32m)**

Pedestal wash basin. Low level WC. 2 x double glazed frosted windows. Heated towel radiator. Corner bath with shower head.

**Important Notice -**

Marshall's limited endeavour to make our property particulars accurate and reliable, however they do not constitute or form any offer or contract and are not to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us.

**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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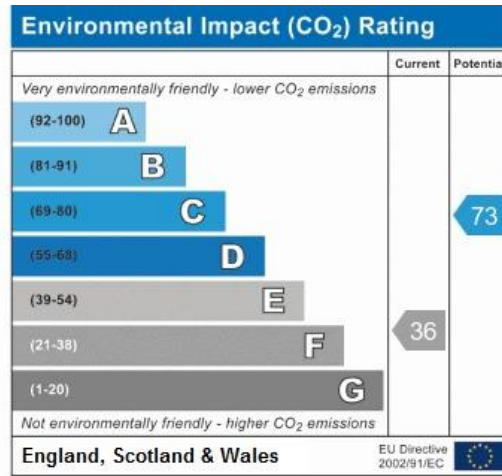
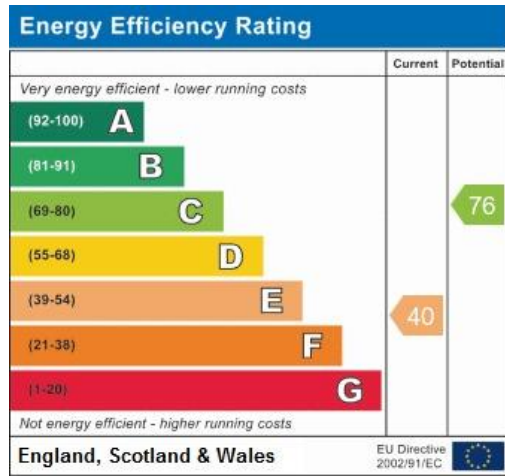




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