



**marshall**  
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**City Centre Branch**

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**South Liverpool Branch**

342 St Mary's Road | Cressington | L19 0NQ  
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0151 427 1986



- Conservatory
- UPVC Double Glazing
- Netherley
- Gas Central Heating
- Viewings Available
- In Need of Modernisation



**Scafell Walk, Liverpool**  
L27 5RW

**Asking Price:**  
**£79,995**

marshall property are pleased to present this three bedroom terraced property on Scafell Walk within the Woodlands Estate in Netherley. Internally the house has a lounge/ dining room with windows to the front and the side creating a spacious and welcoming atmosphere. Beyond this is a kitchen and conservatory, which leads out into the garden. To the upstairs there are three bedrooms and a family bathroom. The house benefits from gas central heating and UPVC double glazing throughout. This house is in need of modernisation throughout, so would be an ideal property for someone looking to renovate or refurbish. The property is a good size and has fantastic potential.

This house is available to view immediately, call us today to secure your appointment on 0151 7331879 or email enquiries@marshall-property.co.uk

**Entrance Porch - 5' 11" x 3' 11" (1.8m x 1.2m)**

UPVC, tiled floor

**Lounge/ Dining Room - 14' 11" x 25' 11" (4.55m x 7.9m)**

Laminate flooring, service cupboards, electric fire and surround, UPVC window to front aspect, UPVC window to side aspect, 2x radiators

**Kitchen - 6' 3" x 10' 10" (1.9m x 3.3m)**

Wall + base units, vinyl floor, integrated oven/ hob, sink and drainer, UPVC window

**Conservatory - 8' 2" x 9' 0" (2.5m x 2.75m)**

Tiled floor, UPVC frame and roof, access to garden

**Bathroom - 5' 9" x 5' 10" (1.75m x 1.78m)**

Upstairs, vinyl floor, tiled walls, UPVC window, three piece bathroom suite

**Bedroom 1 - 12' 0" x 9' 0" (3.66m x 2.75m)**

Carpet, radiator, UPVC window

**Bedroom 2 - 8' 11" x 11' 10" (2.72m x 3.6m)**

Carpet, radiator, UPVC window

**Bedroom 3 - 5' 11" x 8' 4" (1.8m x 2.55m)**

Carpet, UPVC window, radiator

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**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.

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