



**18a Willow Road, West Park, WA10 4AQ**

**£170,000**

*David  
Davies* *Collection*

## 18a Willow Road, West Park, WA10 4AQ

- EPC:C
- True Bungalow
- Two Bedrooms
- Potential For Improvement
- Integral Garage
- Close To Taylor Park

This deceptively spacious, 1980s FREEHOLD two bedroomed semi detached bungalow offers an excellent location close to Taylor Park and local amenities, such as the local churches, shops and bus routes on Dunriding Lane and Knowsley Road are within close proximity.

To the front of the property a substantial amount of off road parking is offered on the block paved driveway and from here there is access to the covered parking area and integral garage. The rear garden is mainly stone chippings, with a patio area and side access to the front of the property.

Internally the property is accessed into the large lounge with bay window with 'french doors' giving access into the spacious dining kitchen with a large range of Oak wall and base units, tiled floor and ample space for a table and chairs and door out to the side pathway.

To the rear of the kitchen is an inner hallway leading to two large double bedrooms with bedroom two having doors opening onto the rear garden. The integral garage is also accessed from within the property and could possibly be converted.

The main bathroom is large and has a four piece suite to include a separate shower cubicle.

The property has a recently installed combi boiler (18 months old 2018) and is mainly UPVC double glazed with a very large loft space, with possibilities for conversion subject to planning approval.

The property offers excellent potential for improvement and comes to the market with the added benefit of NO ONWARD CHAIN.

EPC: C





