
VICTORIA ESTATES
&
PROPERTY MANAGEMENT
71 Denise Road, Liverpool
Liverpool
£150,000

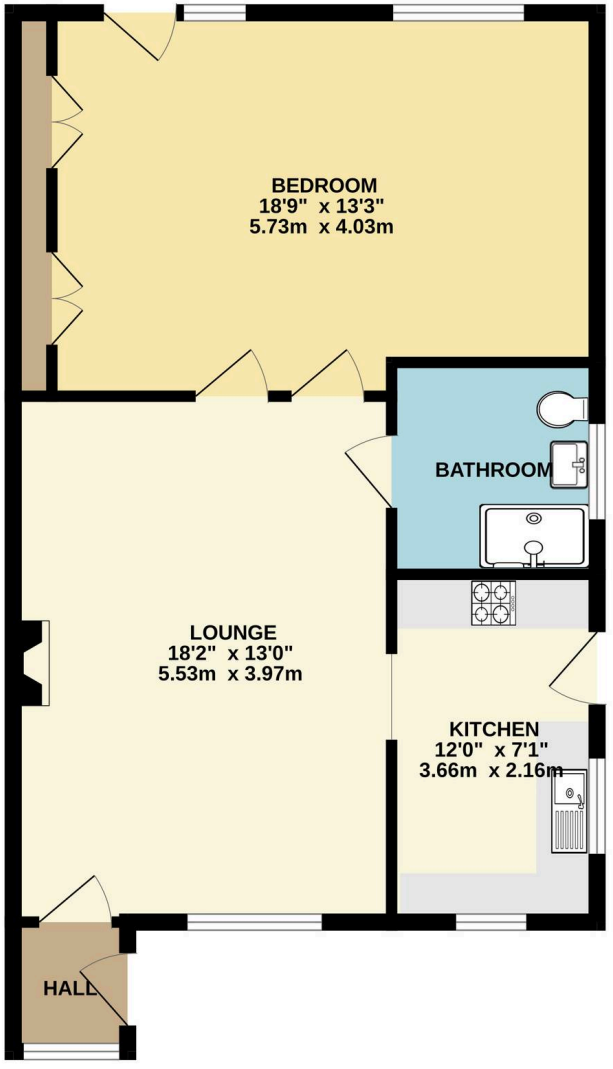
Situated on the popular Denise Road, this well-presented semi detached bungalow offers an excellent opportunity for downsizers seeking comfortable single level living in a convenient location. The accommodation comprises a welcoming porch, spacious lounge, kitchen, one bedroom, and a bathroom. Originally designed as a two bedroom property, the layout has been reconfigured to create a larger main living/bedroom space for the current owner, however it could easily be converted back into a two-bedroom bungalow if required. Externally, the property benefits from a private driveway, car port, and an enclosed rear garden, providing excellent outdoor space along with ample off-road parking. Offered to the market with no onward chain, this bungalow is a fantastic opportunity not to be missed and early viewing is highly recommended.

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Semi Detached Bungalow
- One Master Bedroom
- Originally Two Bedrooms - Sellers Can Make Into Two Bedrooms Again If Required
- Private Driveway
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazed
- No Onwards Chain

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.




TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Entrance**
Front door into porch with door into lounge. Laminate flooring and window to front.

**Lounge**
18' 0" x 13' 1" (5.48m x 3.98m)
Bow window to front. Gas fire with surround and tiled flooring. Doors leading to kitchen, bedroom and bathroom.

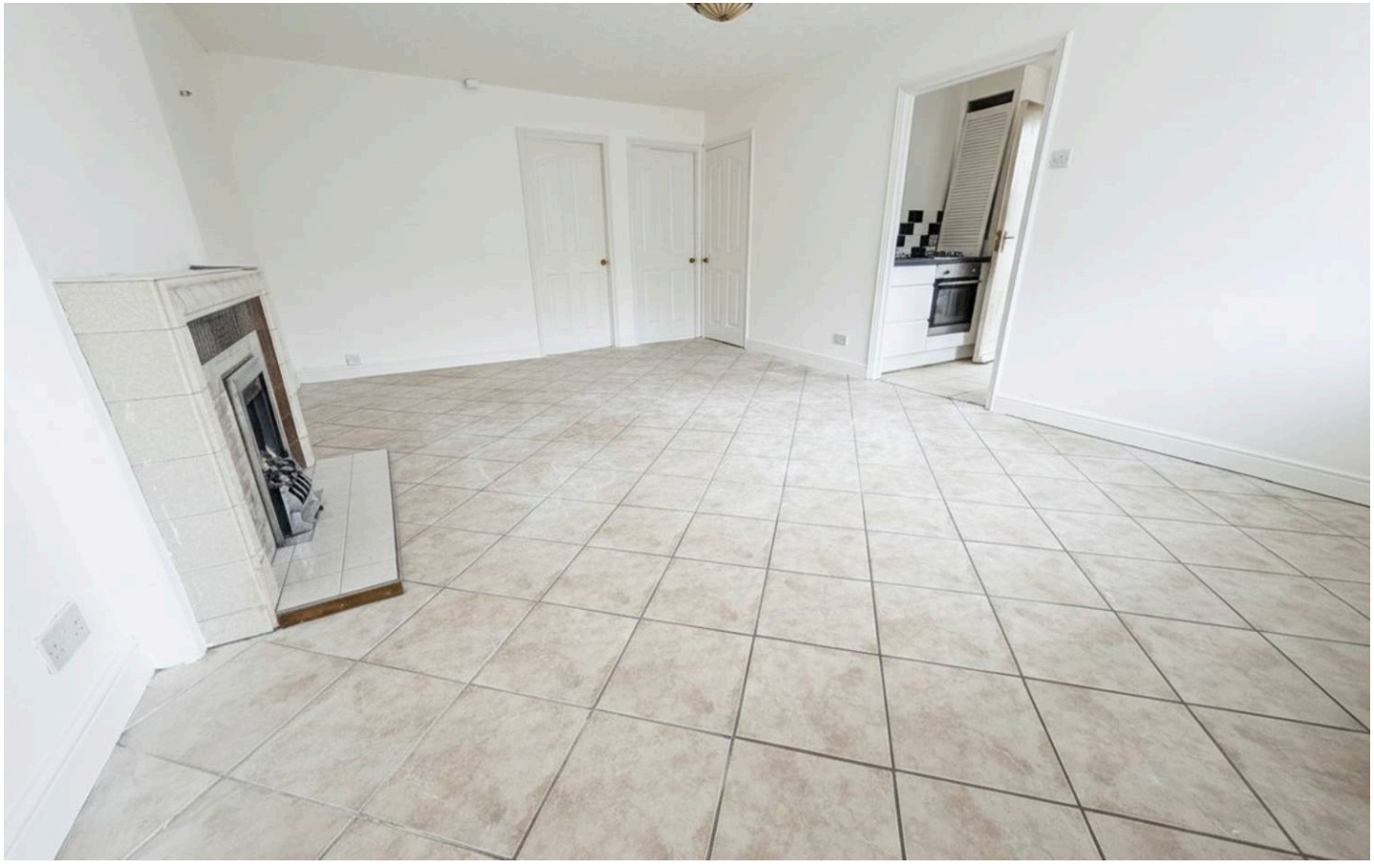
**Kitchen**
11' 11" x 6' 9" (3.62m x 2.05m)
A range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in hob and built in oven. Plumbed in for washing machine, integrated fridge and freezer. Windows to front and side with door leading into carport.

**Bedroom One**
13' 3" x 17' 4" (4.03m x 5.29m)
Two windows to rear and glazed door to rear garden. Fitted wardrobes and laminate flooring.

**Bedroom Two**
13' 0" x 10' 0" (3.95m x 3.05m)
Wall partition has been removed to make one master bedroom but can be reinstalled to create two bedrooms again. Bedroom One - 3.95 X 2.25 Bedroom Two - 3.95 X 3.04

**Bathroom**
5' 6" x 7' 3" (1.68m x 2.20m)
Walk in shower room comprising electric shower, pedestal wash hand basin and low level WC. Window to side.

**Carport**
Double doors to front for access and gate from carport to rear garden.







**REAR GARDEN**

Enclosed rear garden benefiting from two patio areas one flagged and decked with Astro-turf lawn for easy maintenance.

**DRIVEWAY**

1 Parking Space

Private driveway to front, flagged for easy maintenance.









# Victoria Estates & Property Management

**49 Liverpool Road North, Burscough - L40 0SA**

01704 897647 • tori@vepm.co.uk • http://vepm.co.uk

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