

1 Woodend Avenue, Liverpool , Merseyside L23 2TY Asking price £179,950



Bluerow Homes are delighted to bring to market this well presented, four bedroom Boiler store room home in a much sought after location.

reception rooms to the front and rear of the property, with a large kitchen open to Utility room, larder and Cloaks room. There is also an integral garage which has potential of being converted in to another living area subject to the necessary permissions. To the first floor we have 4 good sized bedrooms and a stylish family bathroom. There are gardens to the front and rear of the property each laid to lawn.

Situated in the catchment area for a number of fantastic primary and secondary schools and within walking distance to Crosby village, inspection is highly recommended to appreciate all that this wonderful home offers.

This property also has the added bonus of NO CHAIN

Viewing highly recommended.

- *Four Bedrooms
- *Integral Garage
- *Two reception Rooms
- *Dining Kitchen plus Utility
- *Bathroom and Cloaks Room
- *Gardens

Porch Entrance

Single glazed windows, water tap, door leading in to house

Entrance Hallway

Bright and airy space, with wood laminate flooring, single glazed window into Porch, Alarm panel. Gas fired central heating radiator. Stairs leading to upper floor. Doors leading to downstairs rooms

Front Reception Room

11'3" x 9'8" (3.44 x 2.96)

UPVC double glazed window, carpet flooring, suspended ceiling light, gas fired central heating radiator

Rear Reception Room

12'4" x 14'4" (3.78 x 4.38)

Large uPVC double glazed sliding patio doors to rear garden, feature cast iron fire feature and inset fire (capped off), suspended ceiling light, gas fired central heating radiator, carpet flooring

Dining kitchen

12'4" x 9'2" (3.76 x 2.80)

A range of wall, base and drawer units. Work surfaces, space for double range oven and hob, built in extractor hood, plumbing for dishwasher. Gas fired central heating radiator, wood laminate flooring, suspended ceiling light, uPVC double glazed windows over garden. Door way leading to Utility room and Cloaks, inner door way leading to larder, boiler room and integral garage.

Larder

Larder cupboard with lighting and shelving

Utility Room

9'1" x 5'5" (2.79 x 1.66)

Base units with plumbing for washing machine, uPVC double glazed window and door leading to rear garden. Loft access hatch. Wood laminate flooring

5'5" x 5'10" (1.67 x 1.80)

Finished to a good specification, the property briefly comprises; two lovely bright Single glazed window into porch. Good size room housing gas fired central heating boiler. Ceiling light and gas fired central heating radiator.

Down stairs w.c., and wash hand basin, ceiling lighting, uPVC double glazed frosted window. Gas fired central heating radiator

Stairs and landing

Carpet flooring, loft hatch access, alarm panel, landing

Rear Bedroom One

10'4" x 13'3" into alcove (3.16 x 4.06 into alcove)

Large uPVC double glazed window with rear aspect, carpet flooring, gas fired central heating radiator, suspended ceiling light

Front Bedroom Two

13'4" x 9'8" (4.08 x 2.96)

UPVC double glazed window with front aspect, carpet flooring, gas fired central heating radiator, suspended ceiling light

Front Bedroom Three

10'2" x 10'6" (3.11 x 3.22)

Two uPVC double glazed window's with front and side aspect, carpet flooring, gas fired central heating radiator, suspended ceiling light, storage cupboard

Rear bedroom Four

7'1" x 9'1" (2.17 x 2.78)

uPVC double glazed window with rear aspect, carpet flooring, gas fired central heating radiator, suspended ceiling light, built in storage cupboard

Three piece white suite comprising; Panel bath with glazed shower screen and electric shower over, pedestal wash hand basin, low level, w.c., chrome heated towel rail, frosted uPVC double glazed window with side aspect, part tiled walls.

Integral Garage

Large integral garage can also be accessed internally via door from the Dining Kitchen. With up and over door and lighting. Pitched roof with exposed rafters and supports. Would make another great reception room subject to the necessary building regulations and permissions.

Laid to lawn at the front with flagged path way with additional off road parking positioned in front of the garage.

Rear garden, laid to lawn with patio area and planting to the edge.

Important Notes

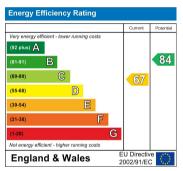
1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the

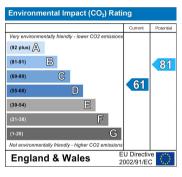
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