



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

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

Finished to a good specification, the property briefly comprises ; two lovely bright 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

**Boiler store room**

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

Single glazed window into porch. Good size room housing gas fired central heating boiler. Ceiling light and gas fired central heating radiator.

**Cloaks Room**

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

**Bathroom**

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.

**Gardens**

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 guidance 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

content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**ID Verification**

In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

