



20 Harringay Avenue, Liverpool , Merseyside L18 1JE
Offers in the region of £225,000

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Bluerow Homes is delighted to offer For Sale this beautifully presented Four bedroom End-terraced property situated on the highly popular and sought after Harringay Avenue, L18. Welcomed to the property by entrance hall the accommodation is spacious and stylish throughout including lounge, dining room, morning room and generous fitted kitchen to the ground floor with four sizable bedrooms and family bathroom to the first floor. Due to the property's location, an array of local amenities can be found within a 1/2 mile radius including shops, restaurants and the popular Greenbank Park.

Viewing is highly recommended to appreciate what the property and its location has to offer.

No onward chain!

Entrance Porch

Door to the front, tiled floor, meter cupboard.

Hallway

Stairs leading to upper floor. Doors to all rooms.

Front Reception

14'0" x 14'6" (4.27 x 4.43)

Double glazed Splay bay window. Gas fired central heating radiator. Feature fireplace and surround.

Dining Room

14'2" x 10'5" (4.34m x 3.20m)

Patio doors, radiator, carpet.

Morning Room

10'11" x 8'0" (3.33m x 2.44m)

double glazed window to the rear. Gas fired central heating radiator. Carpet flooring, door to kitchen.

Kitchen

12'7" x 10'5" (3.86m x 3.20m)

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, electric hob, plumbing for a

washing machine, double glazed window to the rear and side, door leading out to rear yard.

Rear Yard

Walled yard with gate access to gated entry.

Landing

Loft access.

Front bedroom One

14'0" x 14'7" (4.27m x 4.47m)

Double glazed splay bay window to the front.

Rear bedroom Two

14'2" x 10'7" (4.32m x 3.25m)

Double glazed window, radiator.

Rear bedroom Three

9'10" x 8'2" (3.02m x 2.49m)

Double glazed window to the rear, radiator

Front Bedroom Four

8'5" x 8'2" (2.59m x 2.49m)

Window to the front, radiator.

Bathroom

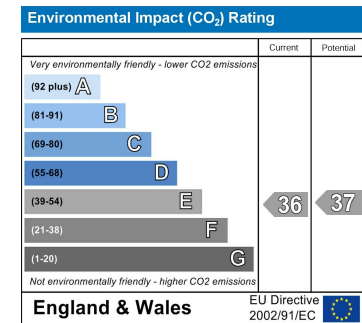
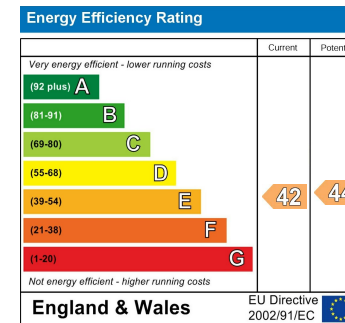
Double glazed window, heated towel rail, bath with shower over, wash hand basin, low level W.C, part tiled walls.

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.



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