







Brookfield Avenue, Liverpool, L22 3YE

£250,000

Abode are delighted to offer for sale this three bedroom semi-detached property situated in a popular North Liverpool suburb. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links and a number of top quality schools in the area, Alderville Road has much to offer the potential buyer. The property itself briefly comprises a porch, entrance hall, lounge, kitchen and dining room. To the first floor there are three bedrooms and family bathroom. Outside there is a rear garden and to the front there is a driveway to provide off road parking. The property also benefits from double glazing, gas central heating and is advertised with NO CHAIN.

Entrance Hall

Radiator, laminate flooring, stairs, door to Storage cupboard, door to Storage cupboard.

Lounge 16'4" x 16'4" (5m x 5m)

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Storage cupboard.

Kitchen

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Bedroom 3 7'5" x 7'9" (2.27m x 2.35m)

UPVC double glazed window to front, radiator.

Garden

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Bathroom

Three piece suite comprising bath, wash hand basin and close coupled WC, uPVC double glazed window to side, radiator, vinyl flooring.

Bedroom One

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Storage cupboard.

Bedroom Two

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Kitchen 8'7" x 14'1" (2.62m x 4.29m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, concealed under-unit lights, plumbing for washing machine, space for fridge, fitted

electric oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, door to:

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Dining Room 8'7" x 11'9" (2.62m x 3.58m)
Patio door, open plan to:

Living Room 13'4" x 11'9" (4.06m x 3.58m)
UPVC double glazed window to front, living flame effect gas fire with set in, ornate marble surround and back boiler, radiator, door.

Bedroom 1 14'6" x 11'3" (4.42m x 3.44m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

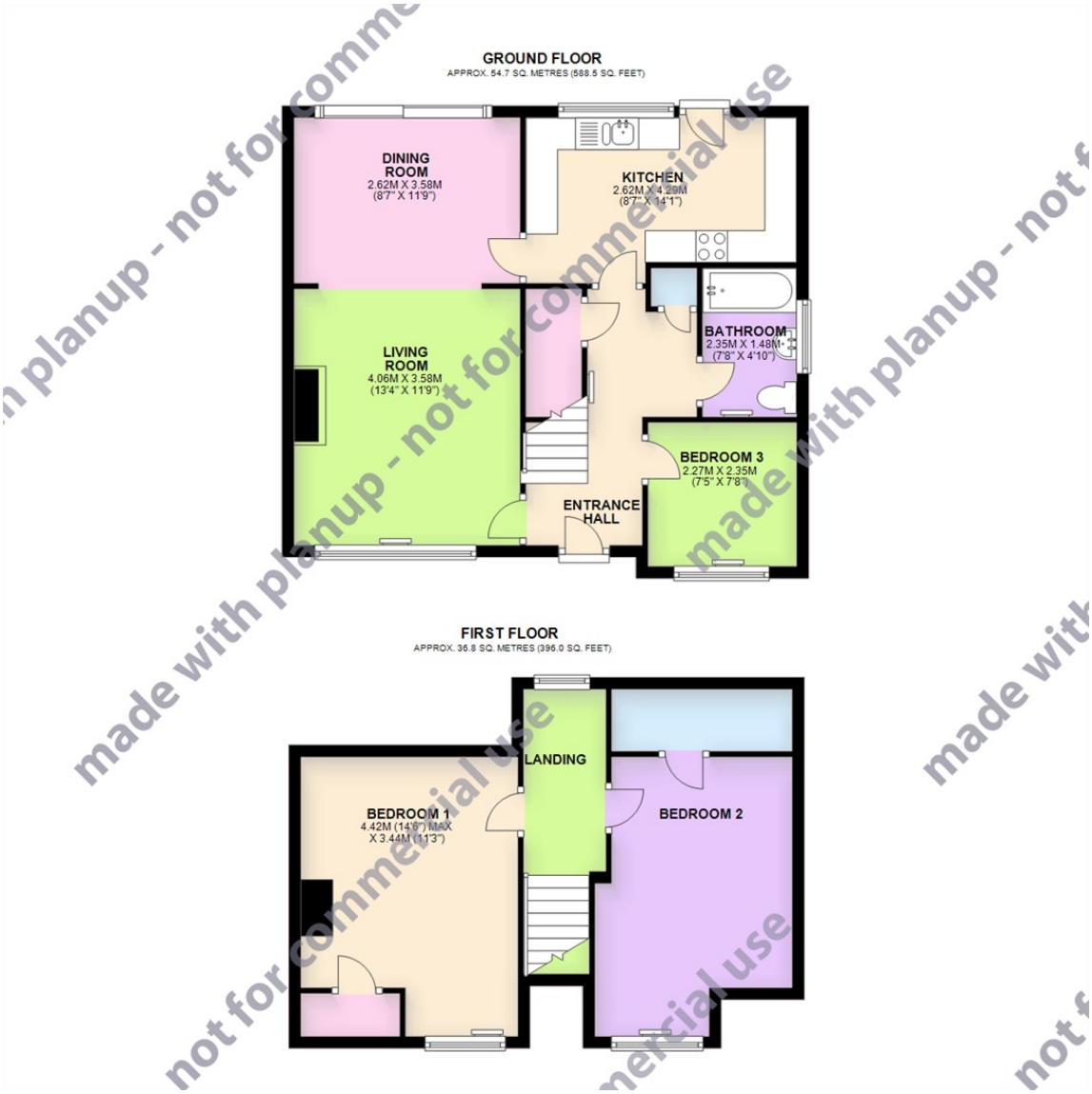
Storage cupboard.

Landing
UPVC double glazed window to rear.

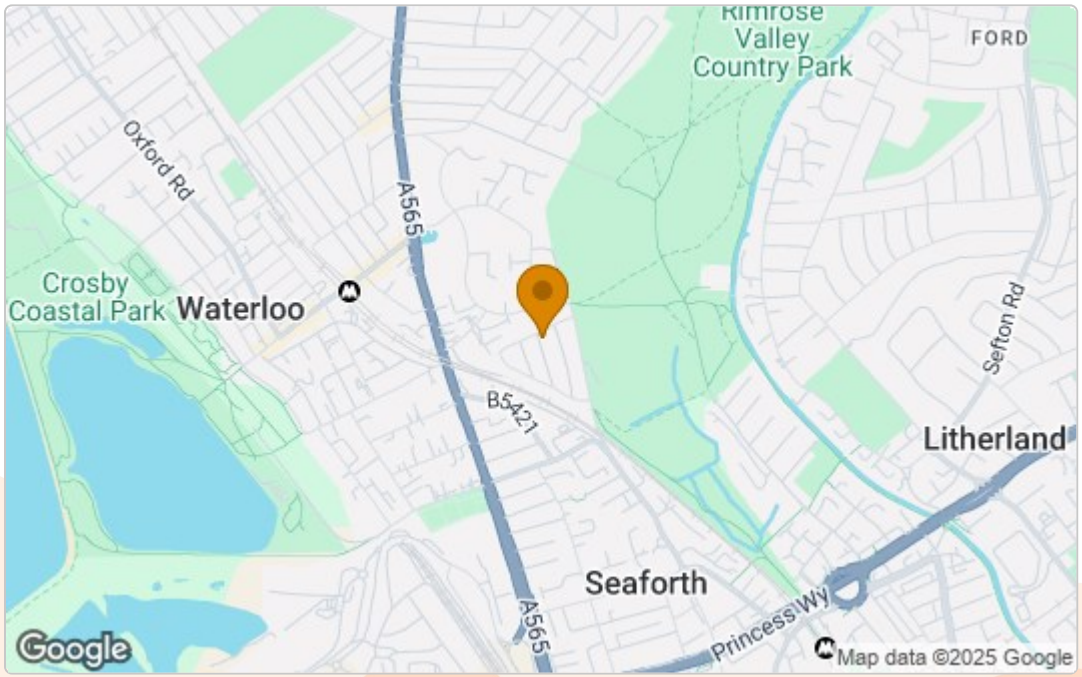
Bedroom 2 14'6" x 10'3" (4.42m x 3.12m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

Storage cupboard.

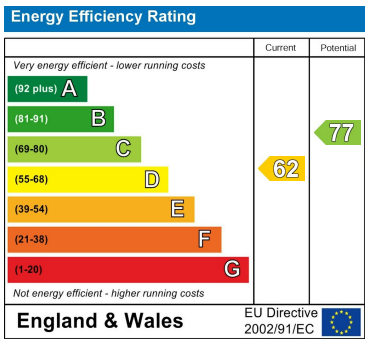
Floor Plan



Area Map



Energy Efficiency Graph



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