

FREEHOLD



House - Semi-Detached

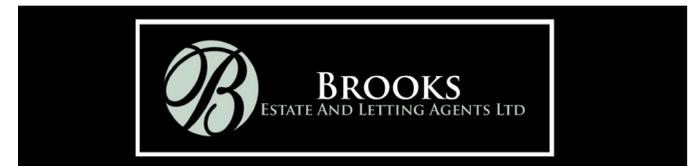
# 12 SPRINGWELL AVENUE, LIVERPOOL, L36 9AD

Offers Over

# £240,000

## FEATURES

- Beautifully presented three bedroom semi detached
- Entrance hall and downstairs cloaks
- Modern fitted kitchen with built in appliances
- Family bathroom with a three piece suite
- Situated on a modern development
- Lounge/Dining room with french doors to the garden
- En suite to the main bedroom with shower enclosure
- Garden at the rear and double driveway at the front



# 3 Bedroom House - Semi-Detached located in Liverpool

## Entrance Hall

Grey luxury vinyl tiled flooring. Stairs to the first floor accommodation. Built in storage cupboard

## Cloaks

Grey luxury vinyl tiled flooring. Central heating radiator. Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc. Tiled splashbacks.

## Lounge/Dining Room

15'2 x 14'9

UPVC double glazed french doors leading to the rear garden. Grey luxury vinyl tiled flooring. Central heating radiator. Understairs storage cupboard.

## Kitchen

12'8 x 7'9

UPVC double glazed window to the front aspect. Porcelain tiled flooring. Fitted with a range of quality wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include a gas hob, electric oven, extractor hood, fridge freezer, dishwasher and washing machine. Tiled splashbacks. Inset ceiling spotlights.

## Landing

Doors to all rooms. Central heating radiator. Built in storage cupboard. Loft access point.

## Bedroom One

11'9 x 8'4

UPVC double glazed window to the rear aspect. Grey luxury vinyl tiled flooring. Central heating radiator.

## En Suite

Vinyl flooring. Fitted with a three piece suite comprising of a step in shower

enclosure, a pedestal wash hand basin and a low level wc. Central heating radiator. Tiled splashbacks. Shaver point. Xpelair fan.

## Bedroom Two

8'8 to wardrobes x 8'4

UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Fitted wardrobes. Central heating radiator.

## Bedroom Three

8'8 x 6'1

UPVC double glazed window to the rear aspect. Grey laminate wood effect flooring. Central heating radiator.

## Bathroom

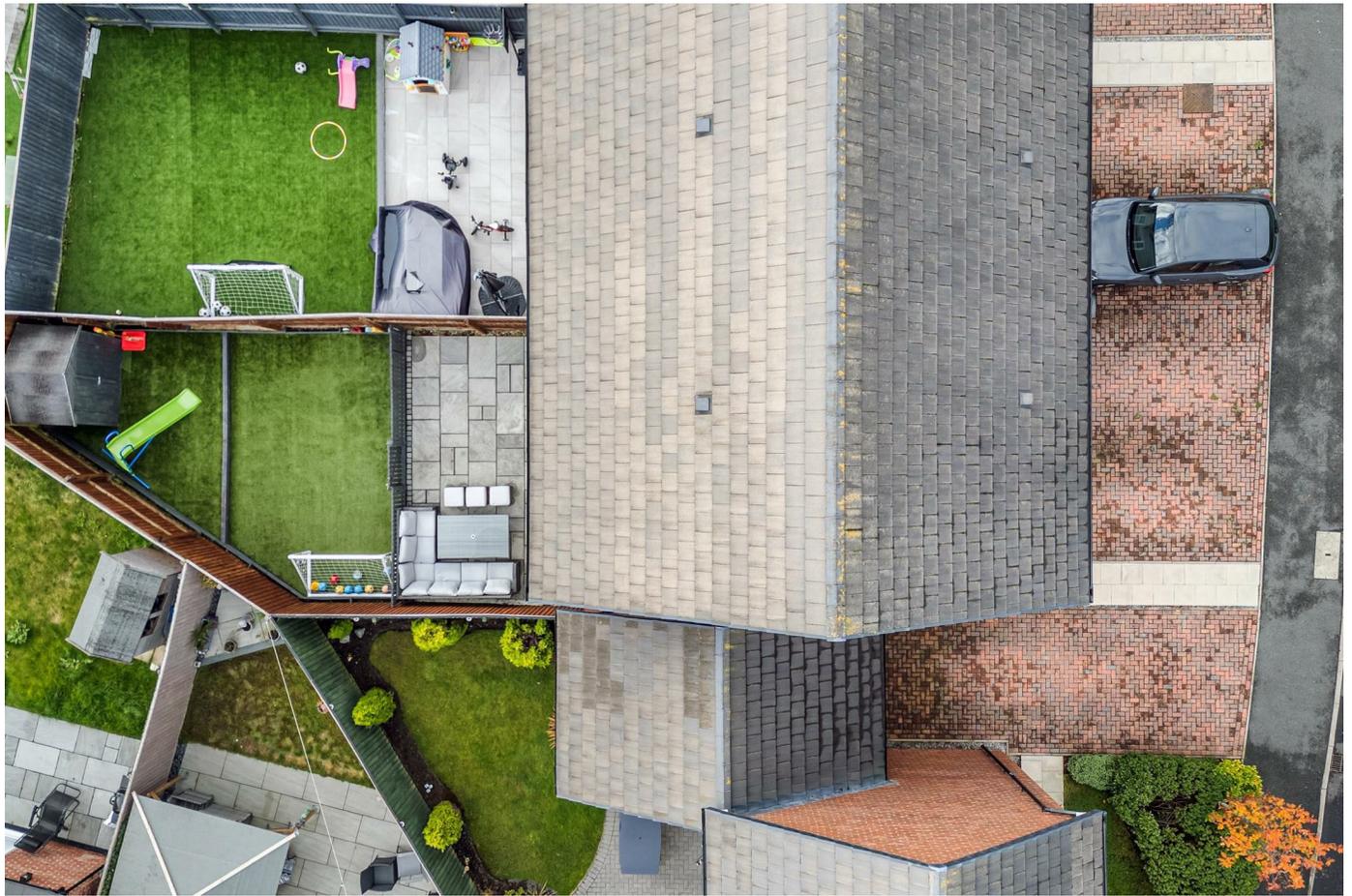
UPVC double glazed window to the front aspect. Vinyl flooring. Fitted with a three piece suite comprising of a panelled bath with mixer tap, a pedestal wash hand basin with mixer tap and a low level wc. Central heating radiator. Tiled splashbacks. Xpelair fan.

## External

At the rear of the property is a paved patio area with a low fence divide to a garden with artificial lawn. Garden shed. Water supply and electric power supply. At the front is a double driveway

## AGENTS NOTES

Please note that although the property is freehold, there is a service charge of approximately £80.00 - £100.00 per year



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA

Call us on

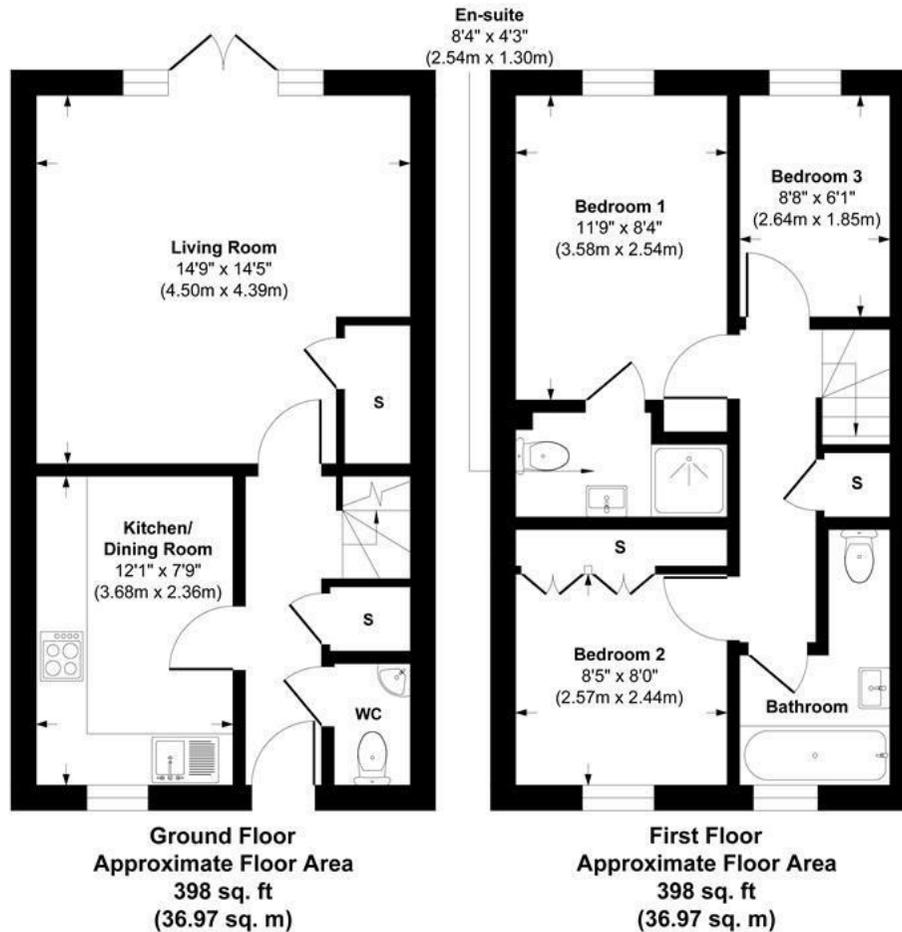
**0151 329 3313**

[prescot@brooksestateandlettings.co.uk](mailto:prescot@brooksestateandlettings.co.uk)

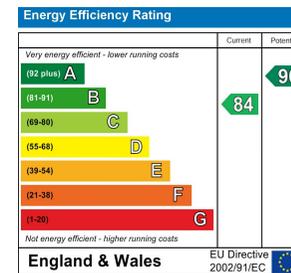
[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

Council Tax Band

**B**



**Approx. Gross Internal Area 796 sq. ft / 73.94 sq. meters**  
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

