

FREEHOLD



House - Semi-Detached

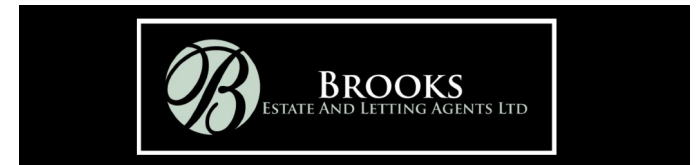
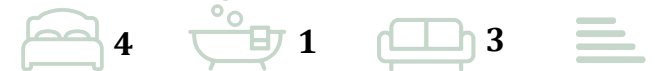
22 ALBANY AVENUE, ECCLESTON PARK, L34 2QW

Asking Price

£575,000

FEATURES

- Four bedroom semi detached property retaining original features
- Entrance hall, lounge with feature fireplace and dining room
- Sitting Room/Sun lounge with bi folding doors to the garden
- Fitted kitchen with built in appliances
- Utility room and ground floor cloaks
- Large landing and four double bedrooms
- Family bathroom with a four piece suite
- Immaculate garden at the rear with seating areas and lawn



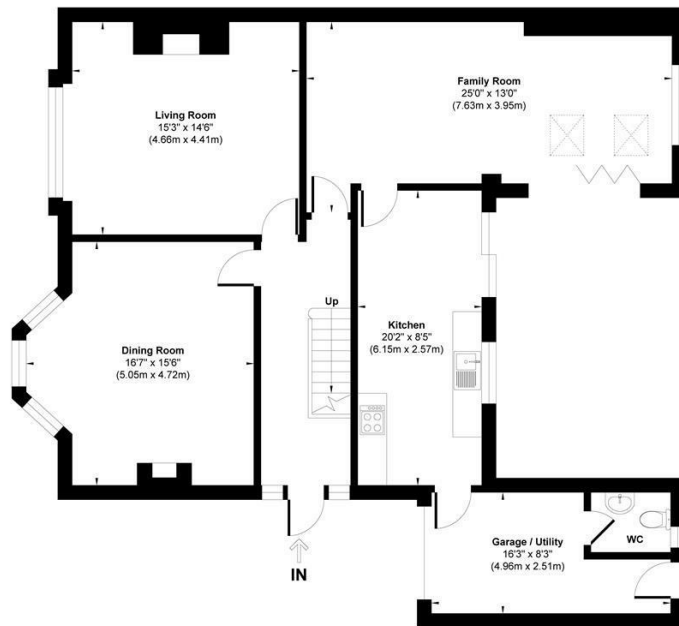
4 Bedroom House - Semi-Detached located in Eccleston Park

An outstanding example of its kind, this beautifully presented four-bedroom semi-detached property is offered for sale while retaining many original features, complemented by high-quality fixtures and fittings throughout.

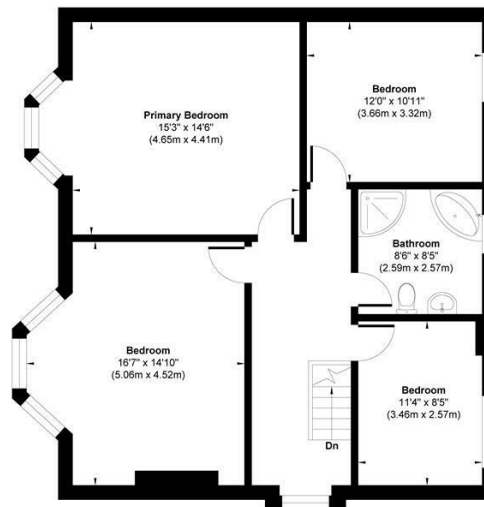
Situated on the desirable, tree-lined Albany Avenue, the property is ideally located close to excellent local schools, convenient public transport links including Eccleston Park train station, and easy access to major motorway networks.

The spacious accommodation briefly comprises: a welcoming entrance hall, a dining room with feature fireplace, and a lounge boasting a fireplace and original parquet flooring. There is also a versatile sitting room/sun lounge with Amtico flooring and bi-folding doors opening onto the rear garden. The modern fitted kitchen includes integrated appliances, alongside a separate utility room and ground floor cloakroom.

To the first floor, there are four well-proportioned double bedrooms and a stylish family bathroom featuring a four-piece suite.



Ground Floor
Approximate Floor Area
1178 sq.ft
(109.41 sq.m)



First Floor
Approximate Floor Area
900 sq.ft
(83.60 sq.m)

Approx. Gross Internal Floor Area 2078 sq. ft / 193.01 sq. m (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Call us on

0151 329 3313

prescot@brooksestateandlettings.co.uk

www.brooksestateandlettings.co.uk

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive	
		2002/91/EC	

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.

