



## 17 Lichfield Avenue

, Liverpool, L22 2AU

£270,000



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## Ground Floor

### Open Porch

Open porch to front.

### Entrance Hall

Part glazed double glazed door to front (installed in 2013). Exposed original floorboards. Radiator. Picture rail. Understairs storage cupboard housing Worcester combination gas central heating boiler (installed in 2017) and gas meter. Separate cupboard housing electric meter.

### Lounge

13'5 12'0 (4.09m x 3.66m)

UPVC double glazed bay window with coloured stained glass leaded inserts to front. Radiator. Picture rail. Contemporary fireplace featuring living flame gas fire, granite hearth and surround (installed in 2011). The room is currently carpeted but there is the original wooden floorboards beneath.

### Open Plan Dining Room

12'6 x 11'1 (3.81m x 3.38m)

Exposed original wooden flooring. Radiator. Fireplace featuring open fire, cast iron insert, granite hearth and surround. Square opening to:

### Modern Kitchen

9'7 x 6'10 (2.92m x 2.08m)

UPVC double glazed window to rear. The kitchen was installed in 2013 and features a range of wall, base and drawer units with integrated appliances including: NEFF oven, NEFF induction hob, NEFF dishwasher and extractor hood over. Space for fridge freezer and plumbing/space for washing machine. Part tiled walls.

## Conservatory

11'9 x 9'7 (3.58m x 2.92m)

UPVC double glazed patio doors to rear. Tiled flooring. Open to Dining Room.

## Landing

Staircase leading to first floor. Dado rail. Loft access - loft featuring pull down ladder and is boarded.

## Bedroom One

13'9 x 11'2 (4.19m x 3.40m)

UPVC double glazed bay window with coloured stained glass leaded inserts to front. Radiator. Picture rail. Original cast iron fire surround. Radiator. Picture rail.

## Bedroom Two

12'6 x 11'2 (3.81m x 3.40m)

UPVC double glazed window to rear. Radiator. Picture rail.

## Bedroom Three

8'8 x 6'11 (2.64m x 2.11m)

UPVC double glazed window with coloured stained glass leaded inserts to front. To front. Radiator. Picture rail.

## Bathroom

6'9 x 6'11 (2.06m x 2.11m)

UPVC double glazed window to rear. Tiled flooring and walls. Modern white suite and comprising: bath with shower over. Integrated wash basin, unit top, storage and W.C. Towel rail radiator.

## Externally

### Rear Garden

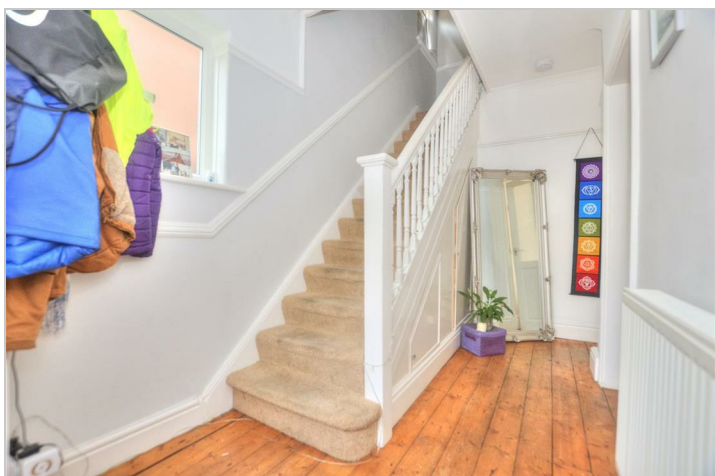
Featuring lawned garden area, paved patio and borders. Gated side passageway to front. Brick built building - perfect for garden/bike storage.

### Front Garden

Paved driveway providing off road parking. Borders.

### Rear Garden

Featuring lawned garden area, paved patio and borders. Gated side passageway to front. Brick built building.



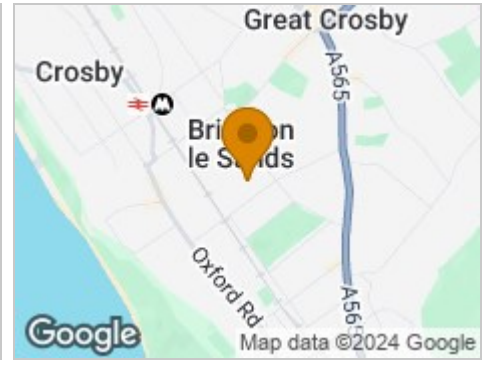
## Road Map



## Hybrid Map



## Terrain Map



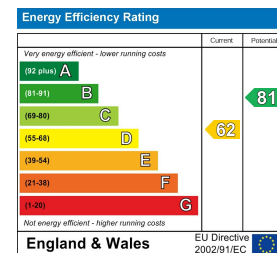
## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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