



1 Duddingston Avenue

Crosby, Liverpool, L23 0SH

Offers in the region of £355,000



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Ground Floor

Entrance Hall

7'05 x 15'03 (2.26m x 4.65m)

UPVC frosted double glazed door and window to front elevation, UPVC double glazed window to side elevation, Amtico flooring, picture rail, radiator, under stairs storage.

Lounge

12'05 x 16'0 (3.78m x 4.88m)

UPVC double glazed bay style window to front elevation,

Living Room

15'03 x 11'05 (4.65m x 3.48m)

UPVC double glazed doors and windows to rear elevation, carpet flooring, radiator, log burning fire.

Breakfast Room

11'04 x 10'0 (3.45m x 3.05m)

UPVC double glazed window to side elevation, carpet flooring, radiator, bench seat.

Kitchen

9'08 x 10'07 (2.95m x 3.23m)

UPVC double glazed window to rear and side elevation, UPVC double glazed door to side elevation, range of wall and base units, 1 1/2 bowl sink with mixer tap, space for white goods, part tiled, radiator.

First Floor

Landing

8'02 x 18'07 (2.49m x 5.66m)

carpeted stairs, UPVC frosted double glazed window to side elevation, loft access.

Bedroom One

12'05 x 16'0 (3.78m x 4.88m)

UPVC double glazed bay style window to front elevation, carpet flooring, radiator, picture rail.

Bedroom Two

11'05 x 13'0 (3.48m x 3.96m)

UPVC double glazed windows to rear elevation, carpet flooring, radiator.

Bedroom Three

7'07 x 8'04 (2.31m x 2.54m)

UPVC double glazed window to front elevation, picture rail, carpet flooring, radiator.

Bathroom(Previously Bedroom)

9'04 x 10'01 (2.84m x 3.07m)

UPVC double glazed window to rear elevation, picture rail, carpet flooring, bath with mixer shower above, wash hand basin, radiator, part tiled.

Utility Room

5'09 x 7'04 (1.75m x 2.24m)

UPVC frosted double glazed window to side elevation, plumbing for white goods, part tiled, wash hand basin.

WC

2'05 x 5'01 (0.74m x 1.55m)

UPVC frosted double glazed window to side elevation, WC, vinyl flooring.

Second Floor

UPVC frosted double glazed window to side elevation.

Bedroom Four

13'03 x 15'5 (4.04m x 4.70m)

Velux window to rear elevation, carpet flooring, storage in eaves, radiator.

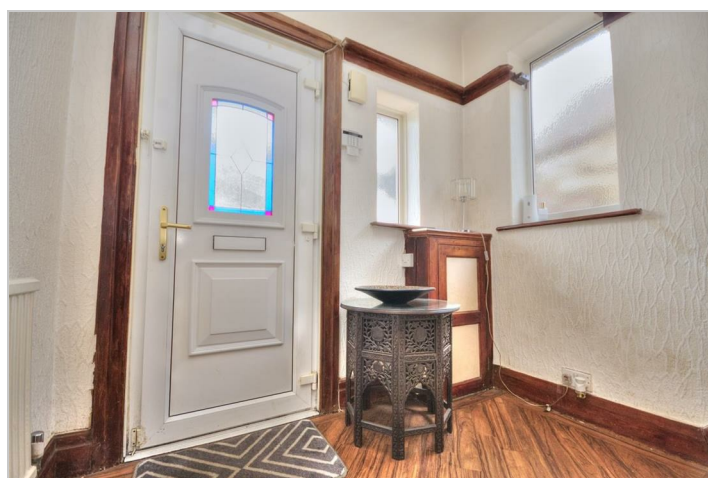
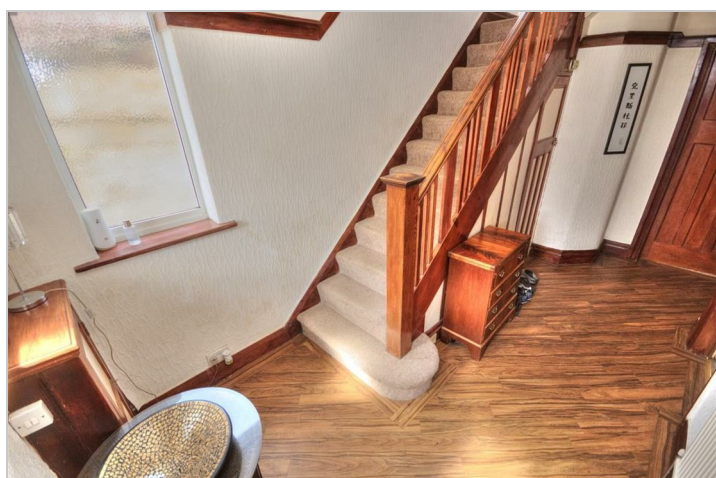
Externally

Front Garden

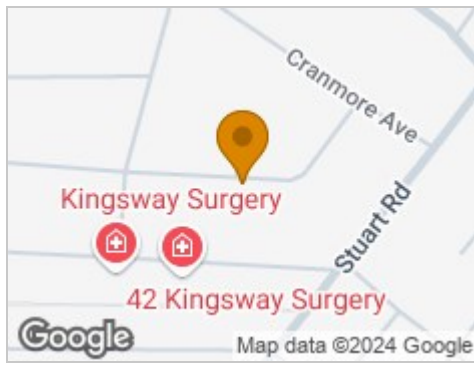
Cast iron gate, off road parking, side access, access to garage.

Rear Garden

Mature garden with shrubs and trees, mainly laid to lawn, side access to garage.



Road Map



Hybrid Map



Terrain Map



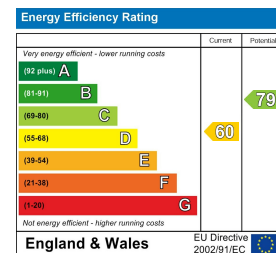
Floor Plan



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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