



# 1 Duddingston Avenue

Crosby, Liverpool, L23 0SH

Offers in excess of £340,000



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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.

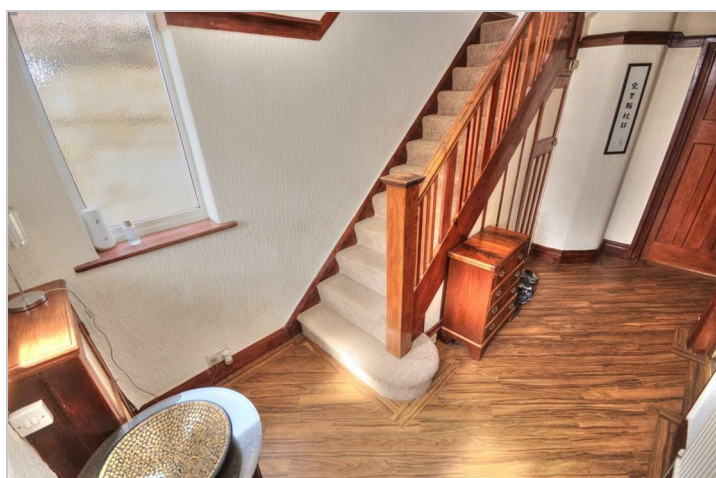
### Externally

#### Front Garden

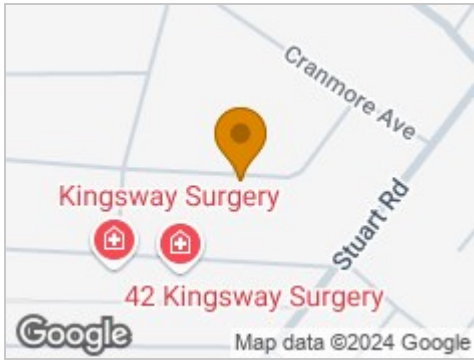
Cast iron gate, off road parking, side access, access to garage.

#### Rear Garden

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



## Road Map



## Hybrid Map



## Terrain Map



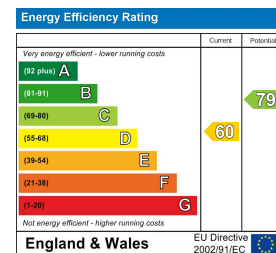
## Floor Plan



## 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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