



**Edenhurst Avenue, LIVERPOOL L16 2LA**

**welcome to**

**Edenhurst Avenue, LIVERPOOL**

Jones and Chapman are delighted to welcome to the market this exceptionally presented four bedroom townhouse in Childwall, L16, walking distance to fantastic green spaces such as childwall woods and court hey park. The area offers a wide range of schools , restaurants and shops.



### **Entrance Porch**

Composite door to the front, double glazed windows to the front, tiled floor. fitted blinds. spotlights.

### **Entrance Hall**

Composite door, tiled floor. light and spacious hallway, modern chandelier. spacious under stairs cupboard.

### **Cloak Room**

WC, wash hand basin, fully tiled.

### **Lounge**

13' 10" x 17' ( 4.22m x 5.18m )

Wood effect laminate flooring, gas fire with granite surround. TV wall mount with integrated HDMI , ethernet and power, double glazed window with blinds, modern coving, chandelier.

### **Kitchen**

12' 8" x 19' 5" ( 3.86m x 5.92m )

Fitted kitchen with wall and base units incorporating granite work surfaces, full length AEG fridge and separate freezer ,five ring SIEMENS induction hob, double SIEMENS oven, extractor fan, island with integrated SIEMENS DISHWASHER and storage, velux windows, double glazed bifold doors with fitted blinds, tiled flooring, chandeliers, perfectly designed for entertaining.

### **Utility Room**

5' 7" x 9' 8" ( 1.70m x 2.95m )

Tiled floor, boiler. fitted cupboards with work surfaces, plumbing for washing and dryer.

### **Bedroom One**

12' 6" x 13' 10" ( 3.81m x 4.22m )

Double glazed window to the front, radiator, carpet, fitted wardrobes, fitted blinds.

### **Bedroom Two**

8' 9" x 13' 3" ( 2.67m x 4.04m )

Double glazed window to the rear, wood effect laminate flooring, radiator, fitted blinds.

### **Bedroom Three**

8' 5" x 10' 2" ( 2.57m x 3.10m )

Double glazed window to the front, wood effect laminate flooring, radiator, fitted blinds, storage cupboard.

### **Bedroom Four**

5' 6" x 10' 9" ( 1.68m x 3.28m )

Wood effect laminate flooring, velux window, radiator, ample storage, fitted blinds, spotlights.

### **Bathroom**

Four piece bathroom set with double ended bath with hand shower, shower cubicle with waterfall shower and hand shower, double glazed window to the rear with fitted blinds, radiator, heated towel rail, extractor fan, spotlights.

### **Front Garden**

Brick paved driveway for two vehicles, exterior lighting.

### **Rear Garden**

Beautiful low maintain garden which comprises of limestone patio , artificial grass , timber paneled fencing , exterior lighting.



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welcome to

## Edenhurst Avenue, LIVERPOOL

- Four Bedroom Town House
- Lounge
- Open Plan Kitchen Diner
- Family Bathroom
- Under floor Heating

Tenure: Freehold EPC Rating: C

offers over

**£310,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ALT121836 - 0010

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 jones & chapman



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