



Hedingham Close, Liverpool L26 6LX

welcome to

Heddingham Close, Liverpool

This is a superb four bedroom family home located in a pleasant cul de sac within this executive and sought after development. With two reception rooms, a study and conservatory as well as a breakfast kitchen, the master bedroom is fitted and has en-suite. Too many features making viewing essential.



Entrance Hall

Double glazed door to the front, radiator.

Cloakroom

Wash hand basin , WC, double glazed widow to the side, radiator.

Study

6' 8" x 9' 11" (2.03m x 3.02m)

Double glazed window to the side, radiator.

Lounge

22' 5" x 11' 3" (6.83m x 3.43m)

Double glazed window to the front, double glazed patio doors into garden , fire place with a gas fire, radiator.

Dining Room

12' 7" x 9' 7" (3.84m x 2.92m)

Patio doors into conservatory, radiator.

Kitchen

14' 10" x 10' 7" (4.52m x 3.23m)

Fitted kitchen with wall and base units, stainless steel sink and drainer with one and a half bowls incorporating work surfaces, tiling, electric oven , gas hob with stainless steel cooker hood, island divider. double glazed windows to the rear and side.

Utility Room

5' 11" x 6' 1" (1.80m x 1.85m)

Wall and base units, door to the side, plumbing for washing machine, work surfaces, radiator.

Conservatory

11' x 11' (3.35m x 3.35m)

Constructed UPVC, electric radiator.

Landing

Stairs from the hall, double glazed window to the front, airing cupboard.

Bedroom One

12' x 11' 2" (3.66m x 3.40m)

Double glazed window to the front, fitted wardrobes,

radiator.

En Suite

Shower cubicle, wash hand basin, extractor fan, WC, part tiling, radiator.

Bedroom Two

11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed window to the front, radiator.

Bedroom Three

10' 6" x 9' 2" (3.20m x 2.79m)

Double glazed window to the rear, radiator.

Bedroom Four

7' x 9' 7" (2.13m x 2.92m)

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the rear, radiator towel rail, bath with mixer taps, shower, vanity unit with wash hand basin, shaver point, WC.

Front Garden

Blocked paved.

Rear Garden

Enclosed paved garden with shed.

Double Garage

Attached double garage, power lighting, up and over doors.

Parking

dropped kerb to front.



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welcome to

Hedingham Close, Liverpool

- A well presented executive family home within a pleasant cul de sac
- Two reception rooms plus a study/ office
- Four good size bedrooms
- Master bedroom is fitted and has en-suite facilities
- Quality rear conservatory

Tenure: Freehold EPC Rating: C

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT122280 - 0003

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