

# Hilary Avenue, Liverpool L14 6TL



## welcome to

## Hilary Avenue, Liverpool

Offered with no chain This is a deceptively spacious three bedroom semi detached freehold property that enjoys a pleasant and convenient residential position within an established area We feel it offers accommodation ideal for both a family and first time buyer Internal inspection is essential













#### **Entrance Porch**

Double glazed door to the front, double glazed windows to the side and front.

#### **Entrance Hall**

Single glazed door to the front, under stairs cupboard, radiator.

#### **Shower Room**

WC, wash hand basin, radiator, shower cubicle

#### Lounge

13' 2" max x 11' 2" max ( 4.01m max x 3.40m max ) Double glazed window to the front, radiator, picture rails.

#### **Dining Room**

13' 8" x 10' 9" ( 4.17m x 3.28m ) Double glazed window to the rear, radiator.

#### Kitchen

10' max x 5' 4" max ( 3.05m max x 1.63m max ) Fitted kitchen with wall and base units, stainless steel sink and drainer with one wash bowl incorporating work surfaces, tiling, electric oven, electric hob with stainless steel canopy, plumbing for washing machine, radiator, breakfast bar, double glazed window to the rear, door to rear.

#### Hall

Stairs from hallway, double glazed window to the side, loft access.

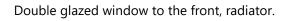
#### **Bedroom One**

13' 4" max x 9' 6" max ( 4.06m max x 2.90m max ) Double glazed window to the front, radiator, picture rail.

#### **Bedroom Two**

10' 11" max x 10' 4" max ( 3.33m max x 3.15m max ) Double glazed window to the rear, radiator, picture rails.

**Bedroom Three** 7' 7" x 6' 8" ( 2.31m x 2.03m )



#### **Shower Room**

Double glazed window to the side, radiator, shower cubicle, wash hand basin, WC, part tiling.

### Front Garden

Flagged garden , off road parking.

### Rear Garden

Garden to rear, enclosed fence.

#### Parking

Flagged to front.





### welcome to

## **Hilary Avenue, Liverpool**

- Offered with the benefit of having no onward chain
- A well maintained semi detached home ideal for both a family and first time buyer
- Freehold
- Three generous size bedrooms
- Fitted bespoke kitchen with a comprehensive range of units

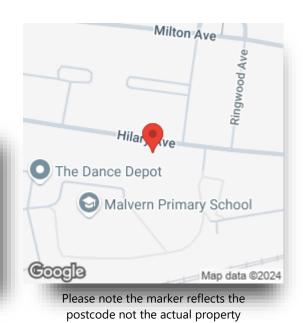
Tenure: Freehold EPC Rating: C

# £200,000









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