



**Appletree Close, Allerton Liverpool L18 9XN**

**welcome to**

## **Appletree Close, Allerton Liverpool**

**\*\* DREAM A LITTLE DREAM OF ME \*\***

Are you looking for a spacious three bedroom property in a prime location with potential to make your dream home?



**Entrance Porch**

7' 9" x 5' 1" ( 2.36m x 1.55m )

Window to the front and side, carpet flooring.

**Entrance Hall**

Radiator, carpet flooring.

**Cloakroom**

Double glazed window to the side, W.C, wash hand basin, radiator.

**Lounge**

13' 8" x 13' 4" to recess ( 4.17m x 4.06m to recess )

Double glazed window to the front, gas fireplace, radiator, carpet flooring.

**Dining Room**

10' 2" x 9' 8" ( 3.10m x 2.95m )

Double glazed patio door leading to conservatory, radiator, carpet flooring.

**Conservatory( Circle Room)**

11' 11" x 11' 10" ( 3.63m x 3.61m )

Single glazed door to garden, tiled flooring.

**Kitchen**

9' 6" x 9' 9" ( 2.90m x 2.97m )

Fitted kitchen with wall and base units, work surfaces incorporating a stainless steel sink and drainer, oven, gas hob, baxi boiler, laminate flooring, double glazed door to garden.

**Landing**

Double glazed window to the side, airing cupboard housing water tank, loft access.

**Bedroom One**

8' 7" x 13' ( 2.62m x 3.96m )

Double glazed window to the front, radiator, built in wardrobe, carpet flooring.

**Bedroom Two**

9' 10" x 10' 7" to recess ( 3.00m x 3.23m to recess )

Double glazed window to the rear, radiator, carpet flooring.

**Bedroom Three ( L Shape )**

10' 1" x 9' 2" narrowing to 4' 4" ( 3.07m x 2.79m narrowing to 1.32m )

Double glazed window to the front, radiator, carpet flooring.

**Bathroom**

Double glazed window to the rear, bath with electric shower over, W.C, wash hand basin, fully tiled walls, carpet flooring.

**External**

Wrap around garden and separate garage.

**Garage**

15' 10" x 8' 6" ( 4.83m x 2.59m )

Up and over door, power and light.



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## Appletree Close, Allerton Liverpool

- A Spacious Three Bedroom Semi Detached Family Home
- Great Size Living Space Downstairs
- Fully Fitted Kitchen
- Downstairs Cloakroom
- Three Piece Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£335,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ALT123392 - 0003

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