

Whitelodge Avenue, Liverpool L36 2PU



welcome to

Whitelodge Avenue, Liverpool

Welcome to 40 Whitelodge Avenue, a charming three-bedroom terraced home nestled in the heart of Huyton, Liverpool. Situated in the sought-after St Bartholomews neighbourhood, this property offers an excellent opportunity for first-time buyers, families, or investors looking for a well-located home













Lounge

11' 5" to max x 14' 4" to max (3.48m to max x 4.37m to max)

Double glazed window to the front, radiator, electric fire, wood effect laminate flooring.

Dining Room

9' 9" x 14' 9" (2.97m x 4.50m)

Double glazed window to the rear, radiator, plumbing for washing machine, double glazed door to the rear.

Kitchen

11' 2" to max x 7' 6" to max (3.40m to max x 2.29m to max)

Fitted kitchen with wall and base units, part tiled walls, electric oven, hob, plumbing for dryer, tiled flooring.

Bedroom One

 9° 7" to max x 11' 8" to max (2.92m to max x 3.56m to max)

Double glazed window to the front, radiator, wood effect laminate flooring.

Bedroom Two

10' 4" x 10' 9" (3.15m x 3.28m)

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

Bedroom Three

6' 9" to max x 7' 9" to max (2.06m to max x 2.36m to max) Double glazed window to the front, radiator, wood effect laminate flooring.

Bathroom

Double glazed window to the rear, wash hand basin, bath, radiator, spot lights, W.C, tiled floor and tiled walls.

External

Rear garden and driveway.





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Whitelodge Avenue, Liverpool

- Three Bedroom Mid Terrace Property
- Lounge
- Dining Room
- Fitted Kitchen
- Family Bathroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£155,000









Please note the marker reflects the postcode not the actual property

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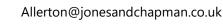
Property Ref: ALT123294 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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