

**Booker Avenue, LIVERPOOL L18 9SB** 



# welcome to

## **Booker Avenue, LIVERPOOL**

Are you looking for a spacious four bedroom property with plenty of living space? Look no further. Welcome to Booker Avenue, an impressive semidetached family home situated in the popular location of Mossley Hill. This property is in a fantastic condition and is ready to move into.













#### **Entrance Hall**

Understairs cupboard, radiator, original wooden flooring.

#### **Shower Room**

Velux window, shower, wash hand basin, W.C, radiator, fully tiled.

### Study

10' 6" x 6' 7" plus recess ( 3.20m x 2.01m plus recess ) Double glazed window to the front and velux windows, radiator, telephone point, laminate flooring.

#### Lounge

21' 7" x 10' 9" ( 6.58m x 3.28m ) French style double glazed single door/windows leading out to the garden, open fire log burner, radiator, tv and telephone point, laminate flooring, .

#### **Front Lounge**

14' 9" into bay x 11' 9" (4.50m into bay x 3.58m) Double glazed window to the front, gas fireplace, radiator, tv and telephone point, original wooden flooring.

#### Kitchen

14' 9" x 17' 8" ( 4.50m x 5.38m )

Fitted kitchen with wall and base units, centralised island, granite work surfaces incorporating a Belfast sink and drainer, electric double ovens, gas hob, with cooker hood over, integrated fridge and freezer, radiator, tiling, velux windows and double glazed window to the rear, upvc doors leading out to garden.

## **Utility Room**

5' 2" x 6' 5" ( 1.57m x 1.96m ) Wall and base units, plumbing for washing machine and dishwasher, central heating boiler, work surfaces, part tiling.

## **Bedroom One**

18' 9" x 9' 8" max ( 5.71m x 2.95m max ) Double glazed window to the rear, built in storage,



radiator, carpet flooring.

#### **Bedroom Two**

14' 7" into bay x 11' 1" ( 4.45m into bay x 3.38m ) Large bay double glazed window to the front, radiator, fitted wardrobes, carpet flooring.

#### **Bedroom Three**

13' 1" x 11' 1" ( 3.99m x 3.38m ) Double glazed window to the rear, radiator, carpet flooring.

#### **Bedroom Four**

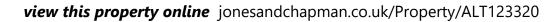
10' 2" into bay x 7' 2" ( 3.10m into bay x 2.18m ) Box bay double glazed window to the front, radiator, carpet flooring.

#### Bathroom

Two double glazed windows to the side, radiator, bath with four tap mixer tap/shower head, shower cubicle, wash hand basin, W.C.

#### External

Paved front for off road parking and fantastic sized landscaped garden to the rear.





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# **Booker Avenue, LIVERPOOL**

- A spacious Four Bedroom Family Home
- Stunning Size Kitchen/Diner & Utility Room
- Three Reception Rooms
- Large Family Bathroom/Downstairs Shower Room
- Driveway Parking/Fantastic Size Rear Garden

Tenure: Freehold EPC Rating: C Council Tax Band: D

offers in excess of

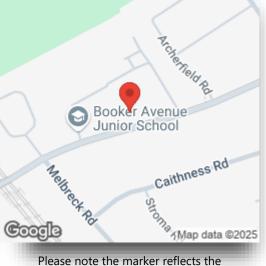
£510,000





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Please note the marker reflects the postcode not the actual property



Property Ref: ALT123320 - 0007 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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