



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 semi-detached 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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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:

ALT123320 - 0007

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jones & chapman



0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk