



Spencer.

40, Brooklands Avenue, Fulwood, S10 4GD

Buy —

A wonderful four bedroomed house in the heart of Fulwood perfect for families

— from *Spencer.*

- Extended four bedroomed semi detached house with excellent garden
- Detached home office to the rear
- Large kitchen dining space with atrium roof light and exceptional styling
- Snug area ideal for children
- Formal bay windowed living room
- Utility room and ground floor shower room
- En-suite to principle bedroom
- EPC Rating B
- What3Words
///envy.deeper.smart
- Council Tax Band - D



£600,000







Floorplan



TOTAL FLOOR AREA: 1633 sq.ft. (151.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, walls, rooms and all other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, position and appliances shown here are not meant to be taken as given, as to their construction or efficiency they are to be given as shown on drawings only.

Made with: [Floorplan 2022](#)

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