



FOR SALE



ALASTAIRS AVILLE
ESTATE AGENTS

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Eton Drive, Liverpool, L10 2JZ

£250,000

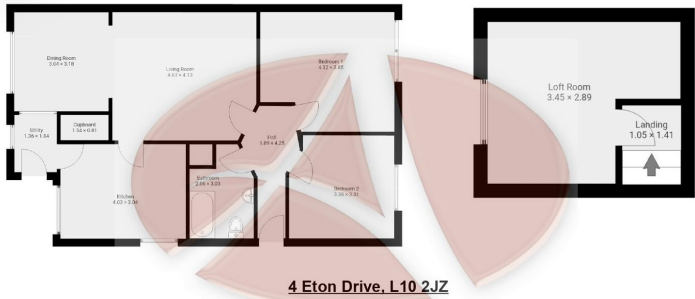
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- Two Bedroom Bungalow
- Spacious Lounge
- Dining room Looking onto Rear Garden
- Spacious Kitchen/Breakfast
- Loft Room/Office Area
- Rear Garden Private and Not Overlooked
- Detached Garage
- Spacious Driveway
- Council Tax Band C
- EPC Pending



SEMI DETACHED, EXTENDED TWO BEDROOM BUNGALOW, WELL PRESENTED THROUGHOUT, SPACIOUS ACCOMMODATION, ENCLOSED WELL MAINTAINED GARDENS TO THE REAR, DRIVEWAY AND GARAGE, NO ONWARD CHAIN. The property enjoys extended accommodation to the rear and really is a credit to the family who have owned it for many years. The accommodation comprises entrance hallway, spacious lounge through diner, spacious kitchen/breakfast, two bedrooms and the family bathroom. (There is a pull out ladder from the hallway which has a loft space upstairs which has been used as an office previously). Externally, there is a lovely low maintenance garden to the front which is bordered by colourful flowers and shrubs, a driveway providing off road parking and giving access to the garage. To the rear are lovely enclosed gardens which are again mainly laid to lawn, there is a lovely summerhouse included.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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