



## Viola Close, Liverpool, L33 1SY

£184,995

**\*\* THREE BEDROOM FAMILY HOME \*\* CONSERVATORY \*\* TASTEFULLY DECORATED  
THROUGHOUT \*\* RE FITTED KITCHEN AREA \*\* LOUNGE AREA \*\* THREE FIRST FLOOR BEDROOMS  
\*\* RE FITTED BATHROOM \*\* PRIVATE REAR GARDENS \*\* DRIVEWAY PARKING \*\***

Headbolt Lane as its only 0.5 miles away and 10 minute walk





# 9 Viola Close, Liverpool, L33 1SY

## ENTRANCE HALL

Stairs to first floor, door to lounge area

## LOUNGE AREA 13'5" x 12'5" (4.1 x 3.8)

Double glazed window to front aspect, carpet flooring

## KITCHEN DINING ROOM 16'0" x 9'2" (4.9 x 2.8 )

Double glazed window to rear gardens, door to conservatory, fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances, door through to conservatory

## CONSERVATORY

Double glazed brick built Victorian style conservatory with access to garden area

## FIRST FLOOR LANDING

Loft access, carpet flooring

## BEDROOM 12'5" x 9'2" (3.8 x 2.8)

Double glazed window, carpet flooring

## BEDROOM 9'10" x 9'6" (3.0 x 2.9 )

Double glazed window, carpet flooring

## BATHROOM

Matching white bathroom suite with tiled surrounds

## BEDROOM 8'10" x 7'2" (2.7 x 2.2 )

Double glazed window, carpet flooring

## REAR GARDENS

Fully enclosed, laid to lawn, patio seating area, gated side access

## PARKING

Driveway parking to the front of the property







