



**3 Cottonwood Close, Liverpool, L9 8BW**  
**£289,000**



## GROUND FLOOR

### Lounge 10'4" x 13'11" (3.15 x 4.26m)

High gloss tile flooring with fitted blind

### Kitchen/diner 8'7" x 23'11" (2.63 x 7.30m)

High gloss tile flooring with patio doors leading to the rear garden. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and dishwasher

### WC/cloaks

High gloss tile flooring with 2 piece bathroom suite in white

## FIRST FLOOR

### Bedroom 11'1" x 13'5" (3.40 x 4.10m)

Carpet flooring with window to the front elevation and curtains

### En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and partially tiled decor

### Bedroom 14'0" x 10'3" (4.29 x 3.14m)

Carpet flooring with window to the front elevation, curtains and blind

### Bedroom 10'4" x 8'10" (3.16 x 2.70m)

Carpet flooring with window to the rear elevation and curtains

### Bedroom 9'10" x 7'6" (3.01 x 2.29m)

Carpet flooring with window to the rear elevation and blind

## Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath, radiator and partially tiled decor

## EXTERNAL

Well presented rear garden with laid to lawn and patio area, enclosed by panel fencing. Double driveway to the front of the property, leading to a single integral garage with up&over door.