



Brodie Avenue, Liverpool, L19 7NE

£314,995

PRICED TO SELL NOW!!! Semi detached house in popular location. Well presented with modern fittings throughout. Items of note include walk in bay windows to lounge and bedroom 1 plus fitted wardrobes in 2 bedrooms. **MUST BE VIEWED!!!**



379 Brodie Avenue, Liverpool, L19 7NE

We are delighted to offer for sale this well presented semi detached house located in a popular location with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. Items of note include patio doors to rear, off road parking and a well presented rear garden. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining room and kitchen. There are 3 well proportioned bedrooms plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens.

Tenure - Freehold
Council Tax - Band C

The property comprises

Ground Floor

Entrance Hall

With fitted flooring.

Lounge 11'3" (max) x 11'6" (max)
(3.45m (max) x 3.51m (max))

With walk in bay windows and fitted flooring.

Dining Room 11'4" x 12'5" (3.46m x 3.79m)

With patio doors for rear access plus fitted flooring.

Kitchen 6'8" x 8'11" (2.05m x 2.72m)

Having a comprehensive range of high gloss wall and base units with complimenting laminate worktops plus tiled walls. The integrated appliances include an oven, hob and hood.

First Floor

Landing

With fitted flooring.

Bedroom 1 12'7" (max) x 9'0" (max)
(3.85m (max) x 2.76m (max))

With walk in bay windows and fitted wardrobes plus fitted flooring.

Bedroom 2 11'5" x 9'5" (3.48m x 2.89m)

With fitted wardrobes and fitted flooring.

Bedroom 3 6'8" x 9'3" (2.04m x 2.83m)

With fitted flooring.

Bathroom 6'6" x 5'10" (2.00m x 1.80m)

The bathroom is fitted with a modern suite which includes a shower with screen to bath, contemporary white sanitary ware and a chrome ladder radiator plus fitted flooring.

External

There are well presented and upgraded gardens.



