



## 18 Orchard Dale

, Liverpool, L23 2RJ

Asking price £359,000



Abode are delighted to offer for sale this superbly presented extended three bedroom semi-detached family home situated in a highly sought after L23 location. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links and a number of top quality schools in the area, Orchard Dale has everything to offer the potential buyer.

The property itself briefly comprises, Porch, entrance hall, two reception rooms with front aspect, downstairs WC, and open plan modern fitted kitchen with breakfast bar plus seating area all to the ground floor. To the first floor there are three bedrooms and contemporary family bathroom. To the second floor there is a great space for storage area.

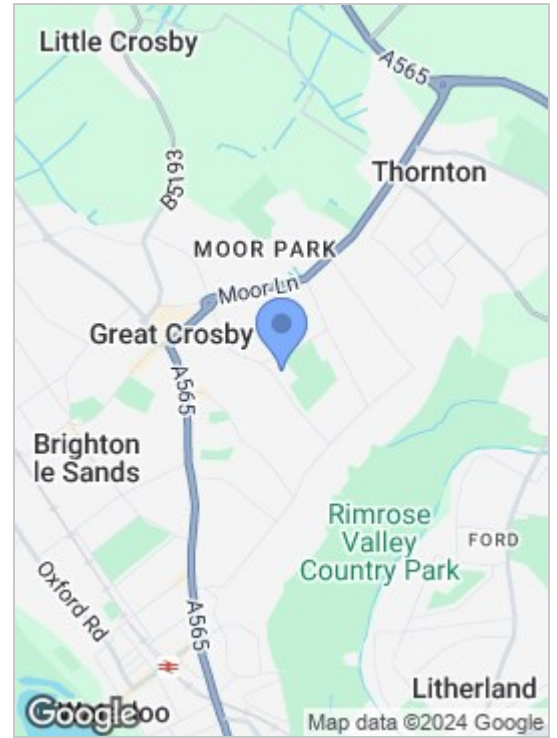
Planning Passed For Further Extension.

Outside there is a beautiful easy maintenance rear garden and driveway to the front providing off road parking. CALL NOW FOR AN EARLY VIEWING ON 0151 909 3003.

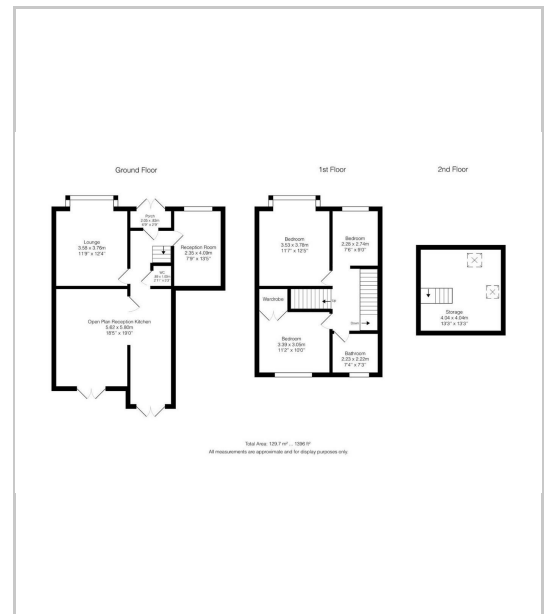
FREEHOLD



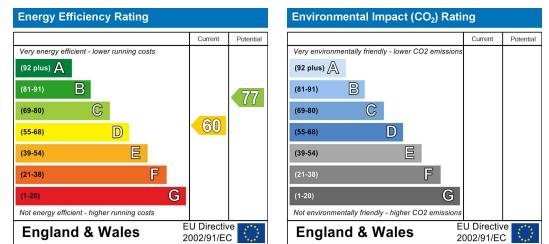
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 0151 909 3003  
 Email: crosby@abode.group.co.uk  
 Web: www.abode-group.co.uk

Tel: 0151 601 3003  
 Email: allerton@abode-group.co.uk  
 Web: www.abode-group.co.uk

Tel: 01704 827 402  
 Email: formby@abode-group.co.uk  
 Web: www.abode-group.co.uk