



1 Pinehurst Avenue

Brighton-Le-Sands, Liverpool, L22 2AY

Asking price £280,000



Nestled in the desirable Brighton-Le-Sands area, this charming three-bedroom semi-detached family home on Pinehurst Avenue is a true gem. The property is perfectly positioned to take advantage of the vibrant local amenities. Just a stone's throw away, you will find a variety of shops, supermarkets, and excellent transport links, making daily life both convenient and enjoyable. Families will appreciate the proximity to several top-quality schools, ensuring a bright future for children in the area.

As you step inside, you are welcomed by an entrance porch that leads into a spacious hallway. The ground floor boasts two generously sized reception rooms, ideal for both relaxation and entertaining. The fitted kitchen looks over the rear garden and has access to a separate area to the side which has front and back access, ideal for storage and a possible area for a washing machine.

Venturing to the first floor, you will discover three well-proportioned bedrooms. The modern family bathroom is thoughtfully designed, catering to the needs of a busy household.

Outside, the property features a large, beautiful rear garden that offers a secluded oasis for outdoor enjoyment. Whether you are hosting summer barbecues or simply unwinding in the fresh air, this garden is sure to



Entrance Porch

UPVC Door to front aspect. Opening to:

Hallway

Door to front aspect. Wood flooring. Radiator. Opening to:

Front Lounge

UPVC Double Glazed bay window to front aspect. Radiator. TV point.

Rear Sitting Room

UPVC Double Glazed French doors opening to rear aspect. Radiator. Wood flooring. Gas fireplace. TV point.

Kitchen

UPVC Double Glazed window to rear aspect. Door opening to utility area. A range of wall and base units. Integrated electric oven/hob. Extractor fan. Sink and drainer unit.

Utility Area

Access to front and rear garden.

Landing

UPVC Double Glazed window to side aspect. Opening to:

Family Bathroom

UPVC Double Glazed window to rear aspect. Low level WC. Wash hand basin. Panelled bath with overhead shower. Fully tiled.

Bedroom One

UPVC Double Glazed window to front aspect. Radiator. TV point.

Bedroom Two

UPVC Double Glazed window to rear aspect. Radiator

Bedroom Three

UPVC Double Glazed window to front aspect. Radiator.

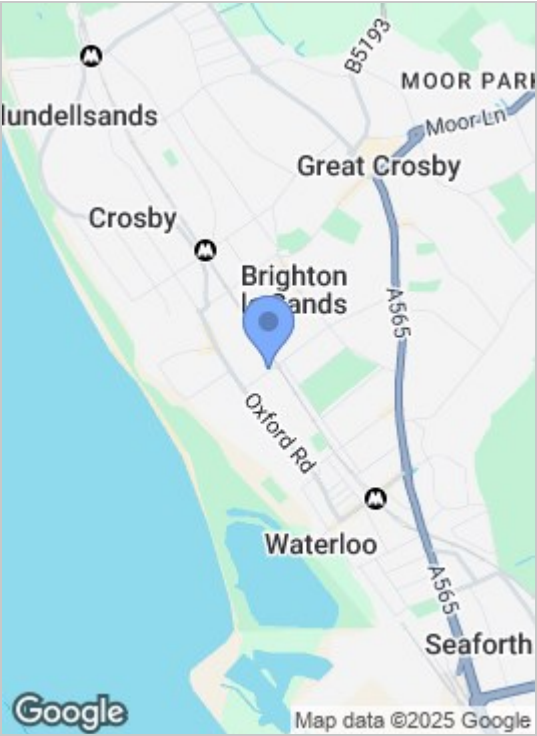
Rear Garden

Laid to lawn with mature borders. Patio area. Not overlooked. Sunny aspect.

Front Garden

Driveway to provide off road parking.

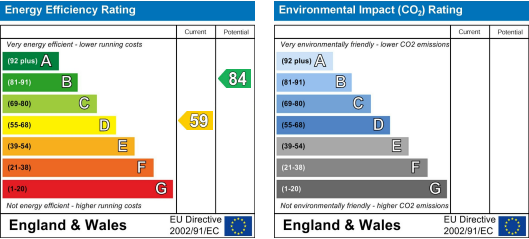
Area Map



Floor Plans



Energy Efficiency Graph



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