



27 Alwyn Avenue

, Liverpool, L21 9NY

Offers in the region of £220,000



This delightful mid-terrace house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming hallway with wood effect flooring, leading to a spacious lounge. This inviting space features a stylish wall-mounted electric fire, creating a warm atmosphere.

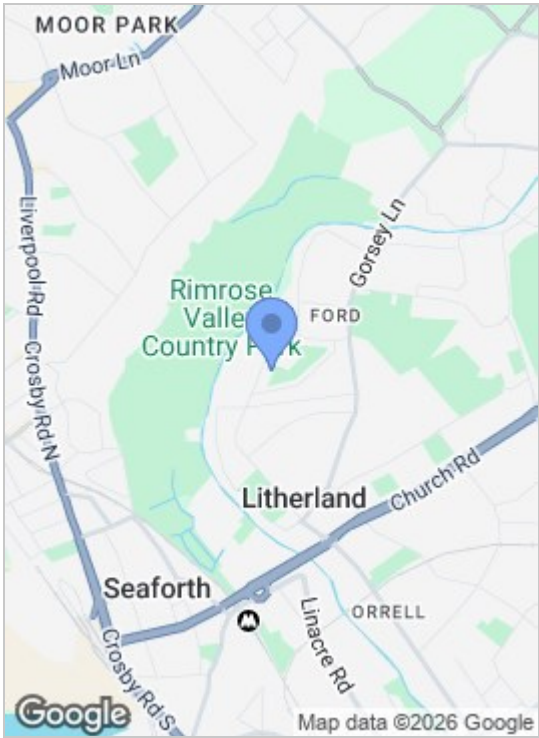
The heart of the home is undoubtedly the expansive kitchen and dining room. This area is bathed in natural light, thanks to the French doors that open directly into the beautiful rear landscaped garden. The kitchen is well-equipped with granite effect worktops, an integrated fridge/freezer, and plumbing for a washing machine, alongside an electric oven and hob with an extractor fan.

As you ascend to the first floor, you will find a landing with loft access, leading to three well-proportioned bedrooms. The master bedroom, boasts a lovely bay window that offers open views over the nearby playing fields, providing a serene backdrop. The second bedroom includes a convenient storage cupboard housing the gas central heating boiler, while the third bedroom, measuring is perfect for a child's room or home office.

Completing this charming home is a well-appointed bathroom featuring a white suite with a shaped panel bath and shower over, ensuring both style and functionality. Outside, the property benefits from both front and rear



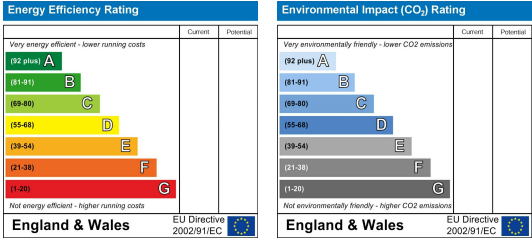
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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