



40 Eldred Road

, Liverpool, L16 8PB

Offers over £435,000



****NO ONWARD CHAIN****

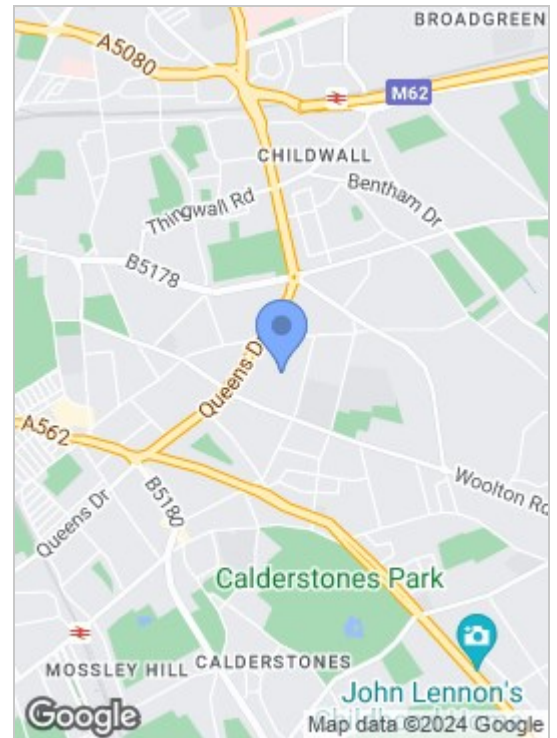
Abode are delighted to offer for sale this superbly presented and extended three bedroom - plus loft room - semi-detached family home situated on a generous corner plot within a highly sought after L16 location. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links and a number of top quality schools in the area, Eldred Road has everything to offer the potential buyer.

The property itself briefly comprises an entrance porch, hallway, three spacious reception rooms and open plan kitchen/breakfast & dining room all to the ground floor. To the first floor there are three bedrooms and large family bathroom.

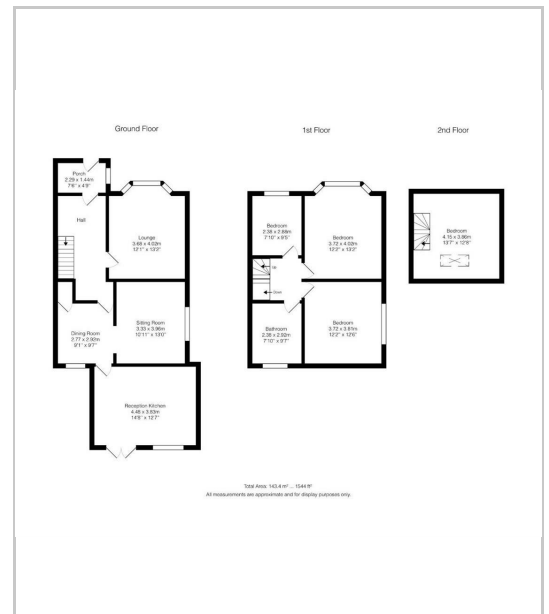
To the second floor there is the added bonus of a loft room. Outside there is a beautifully landscaped and secluded rear garden with summerhouse (currently used as a bar/play room). To the front there is a driveway to provide off road parking. CALL NOW FOR AN EARLY VIEWING.



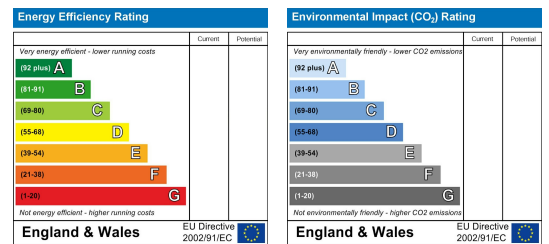
Area Map



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