



## 18 Booker Avenue

Mossley Hill, Liverpool, L18 4RD

Offers in excess of £425,000



Nestled in the desirable area of Mossley Hill, Liverpool, this beautifully extended property on Booker Avenue offers a blend of contemporary living and classic charm. The ground floor welcomes you with a spacious entrance hall leading to two elegant lounges, a versatile sitting room, and a modern kitchen/dining room perfect for family gatherings. Additional conveniences include a utility room and a shower room, enhancing the practicality of the home.

Upstairs, the property boasts three generously sized bedrooms, providing ample space for a growing family or guests. A well-appointed bathroom and a separate WC ensure comfort and privacy for all occupants. The thoughtful extension and high-quality finishes throughout the home make it move-in ready, allowing you to enjoy its comforts immediately.

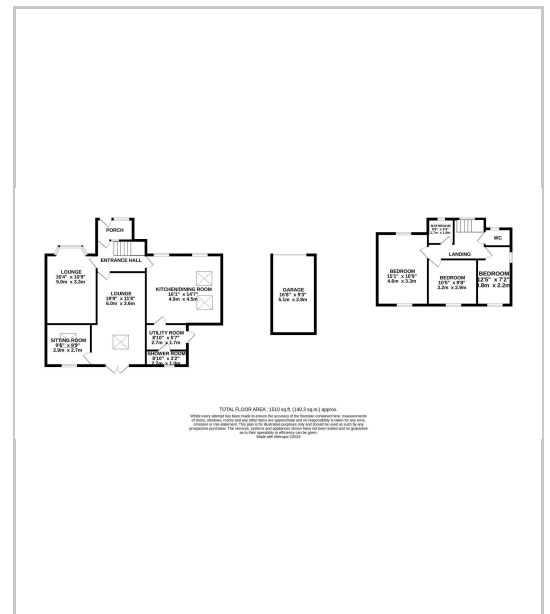
Externally, the property features well-maintained front and rear gardens, offering delightful outdoor spaces for relaxation and entertainment. The inclusion of a garage and off-road parking adds to the property's appeal, providing secure and convenient vehicle storage. Located in a vibrant community with excellent local schools, transport links, and leisure amenities, this home is an exceptional opportunity for those seeking a refined lifestyle in a sought-after Liverpool suburb.



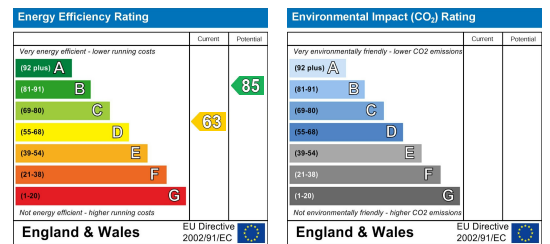
## Area Map



## 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