



# 7 Dudlow Gardens

Mossley Hill, Liverpool, L18 2HA

£585,000













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CUPBOARD LOUNGE **ENTRANCE HALL** 3.94m x 4.38m 12'11" x 14'4" GARAGE 2.98m x 5.07m 9'9" x 16'8" SITTING ROOM 3.68m x 4.20m 12'1" x 13'9" **DINING ROOM** 2.83m x 3.09m 9'3" x 10'2" UTILITY ROOM 2.67m x 3.06m 8'9" x 10'1"

1ST FLOOR 66.32 sq. m. (713.82 sq. ft.)



TOTAL FLOOR AREA: 154.79 sq. m. ( 1666.19 sq. ft. ) approx.

Whilet early attempt has been made to ensure the accuracy of the floropian contained have, measurements of doors, windows, rooms and any other litera are approximate and no responsibility in teleritor any error, consistent or the intellegence of the plan is for illustration purposes only and shauld be used an such by any prospective purchases. The services, systems and appliances shown have not been halled and no guarantee as is in their operated by or of beauty, can be given.

Solid with history of 20234



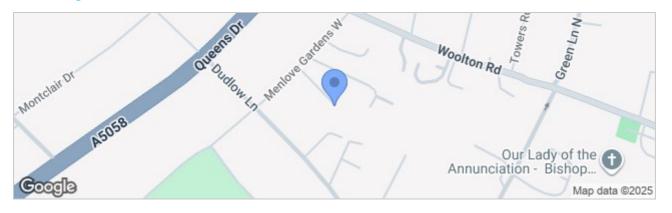








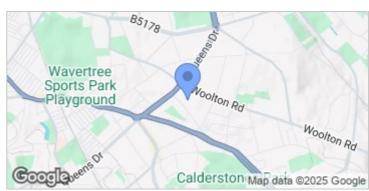
### **Road Map**



## **Hybrid Map**



## Terrain Map



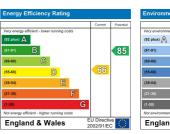
- SUPERB LOCATION
- SPACIOUS PROPERTY
- LARGE GARDEN
- DRIVEWAY
- GARAGE
- FOUR BEDROOMS
- CLOSE TO LOCAL AMENETIES
- CLOSE TO REPUTABLE SHCOOLS
- GOOD TRANSPORT LINKS

## Viewing

Please contact our Allerton Office on 01516013003 if you wish to arrange a viewing appointment for this property or require further information.

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.

## **Energy Efficiency Graph**



Environmental Impact (CO<sub>2</sub>) Rating

Vary announcedally Rendy - lower CO2 emissions (22 plws) (23 plws) (24 plws) (25 plws) (2

82 Coronation Road, Crosby, Liverpool L23 5RH

**Tel:** 0151 909 3003

Email: crosby@abode.group.co.uk Web: www.abode-group.co.uk

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

Tel: 0151 601 3003

Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402

Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk