



58 Orchard Avenue, Liverpool, L14 3NQ

Offers around £385,000

Alpha-move are delighted to offer this fantastic four bed extended detached on Orchard Ave, close to schools, hospitals, local amenities and major road and rail links. The ground floor layout consists of a wide entrance hall, dining area, two large sitting rooms, fully fitted kitchen, utility room, wc and conservatory. The first floor has three double bedrooms (en-suite to main and shower in secondary), family bathroom and smaller bedroom (all bedrooms with fitted wardrobes). Externally, there is a garden, garage and driveway for two car parking at the front with a large garden, patio, decking and garden to the rear also. This is a super spacious turnkey family home with many features for both indoor and outdoor life, suited to young and growing families. Early viewing essential.



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Entrance Porch

5'10" x 2'9" (1.79 x 0.85)

Upvc window to front aspect.

Entrance Hall

14'8" x 10'2" (4.48 x 3.10)

Radiator, doors to all rooms.

Reception Room One

21'4" x 11'4" (6.52 x 3.46)

Gas fire and surround, radiators, upvc french door to rear aspect, upvc window to front aspect.

Reception Room Two

16'0" x 14'3" (4.89 x 4.36)

Radiator, upvc window to front aspect.

Dining Room

10'7" x 7'0" (3.23 x 2.15)

Radiator.

Kitchen

17'3" x 10'2" (5.27 x 3.11)

Kitchen comprises of various wall and base units, microwave, dishwasher, fridge freezer, double oven, radiator, upvc window to rear aspect.

Utility Room

6'10" x 6'1" (2.10 x 1.86)

Wall and base units, combi boiler, stainless steel sink, upvc door to rear aspect.

WC

1'6" x 3'3" (0.47 x 1.01)

Fully tiled, wc, wash hand basin, radiator.

Conservatory

13'5" x 10'11" (4.11 x 3.34)

Upvc all round.

Bedroom One

12'7" x 10'5" (3.85 x 3.18)

Fitted wardrobes, radiator, upvc window to front aspect.

En Suite

6'2" x 5'4" (1.90 x 1.65)

Shower, wc, wash hand basin, towel radiator.

Bedroom Two

8'0" x 7'9" (2.44 x 2.37)

Fitted wardrobes, radiator, upvc window to rear aspect.

Bedroom Three

16'9" x 7'11" (5.11 x 2.43)

Radiator, upvc window to rear aspect.

Bedroom Four

16'8" x 12'3" (5.09 x 3.74)

Fitted wardrobes, shower cubical, radiator, upvc window to front aspect.

Garage

