



74 Western Avenue, Huyton, Liverpool, L36 4LZ

Offers around £285,000

Alpha-move are delighted to offer this fantastic three bedroom detached on Western Ave L36, close to schools, local amenities and major road and rail transport links. This is a Countryside build 'nearly new' home and the layout consists of a hallway, wc, front living room, utility area and open plan rear kitchen diner on the ground floor. The first floor features three good sized bedrooms (en-suite and fitted wardrobes to master) and family bathroom. Externally, there is driveway parking for two cars at the front, attached garage and large garden and patio to the rear. This property is in turnkey condition, ideal for first time buyers and young families, and is offered with no chain. Early viewing essential.



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Entrance Hall

12'10" x 3'2" (3.92 x 0.98)

Radiator, composite door to front aspect.

WC

6'1" x 3'6" (1.87 x 1.09)

Low level wc, wash hand basin, upvc window to front aspect.

Reception Room

19'2" x 10'8" (5.85 x 3.26)

Radiator, upvc bay window to front aspect.

Kitchen / Diner

17'7" x 15'1" (5.38 x 4.62)

Kitchen comprises of various wall and base units, double oven, fridge freezer, dishwasher, 3 x velux window light, radiator, upvc french doors to rear aspect.

Utility Store

6'1" x 4'1" (1.87 x 1.26)

Bedroom One

10'4" x 10'0" (3.17 x 3.05)

Fitted wardrobes, radiator, upvc window to front aspect.

En Suite

7'6" x 6'5" (2.29 x 1.98)

Wc, shower cubical, wash hand basin, chrome radiator, upvc window to front aspect.

Bedroom Two

8'1" x 10'4" (2.48 x 3.16)

Radiator, upvc window to rear aspect.

Bedroom Three

9'3" x 13'6" (2.83 x 4.12)

Radiator, upvc window to front aspect.

Family Bathroom

8'1" x 5'10" (2.47 x 1.79)

Bath with shower over, low level wc, wash hand basin, chrome radiator, upvc window to rear aspect.

Landing

12'4" x 10'9" (3.78 x 3.30)

Radiator, upvc window to rear aspect.

Garage

19'10" x 9'4" (6.054 x 2.85)

Combi boiler.

