



59 Orchard Avenue, Liverpool, L14 3NQ

£320,000

Alpha-move are delighted to offer this extended five bed semi detached property on Orchard Ave, close to schools, hospitals, local amenities and major road and rail links. The ground floor layout consists of an entrance hall, lounge, second reception room, dining room, kitchen, utility room, wc and conservatory. The first floor has four bedrooms, with an en-suite to the master and main family bathroom. To the second floor is the fifth bedroom. Externally, there is a garden to the rear, garage and driveway to the front for two car parking with a large garden. This is a lovely family home with much potential for growing families. Early viewing essential.



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Entrance Hall

4'1" x 2'9" (1.26 x 0.86)

UPVC Front door. Fuse board.

Reception Room One

15'6" x 11'3" (4.74 x 3.43)

UPVC Window to front aspect. Radiator. Gas fire. Storage cupboard.

Dining Room

7'1" x 8'9" (2.17 x 2.67)

UPVC French doors to conservatory. Radiator.

Kitchen

8'7" x 8'0" (2.62 x 2.44)

Range of wall and base units. Oven. hob & extractor. UPVC Window to rear aspect. Radiator.

Conservatory

12'6" x 11'10" (3.83 x 3.62)

UPVC French doors to side aspect leading to garden.

Hallway

2'8" x 12'7" (0.83 x 3.86)

Off reception room one with doors to reception room tow, WC, utility and UPVC door to rear garden. Stairs to first floor.

Reception Room Two

14'6" x 8'7" (4.42 x 2.64)

UPVC Window to front aspect. Radiator. Gas fire.

Downstairs WC

3'1" x 4'8" (0.94 x 1.44)

WC and sink. Radiator.

Utility Room

4'3" x 8'7" (1.31 x 2.63)

Base units. Stainless steel sink. Plumbing for washing machine. UPV Window to rear aspect.

Landing

6'1" x 16'11" (1.87 x 5.17)

Stairs to loft room. Doors to bedrooms and bathroom.

Bedroom One

15'7" x 8'10" (4.77 x 2.71)

2x UPVC Windows to rear aspect. Radiator. Door to en-suite.

En-Suite

4'1" x 7'0" (1.26 x 2.15)

WC, sink and shower cubicle. Towel rail. UPVC Window to rear aspect.

Bedroom Two

12'2" x 8'9" (3.73 x 2.69)

UPVC Window to front aspect. Radiator. Loft hatch.

Bedroom Three

9'1" x 8'1" (2.79 x 2.48)

UPVC Windwt to front aspect. Radiator.

Bedroom Four

8'1" x 6'1" (2.48 x 1.86)

UPVC Window to front aspect. Radiator.

Bathroom

4'6" x 6'11" (1.39 x 2.13)

WC, sink and shower cubicle. Towel rail. Velux window.

Bedroom Five (Loft Room)

15'7" x 9'0" (19'7" into eves) (4.77 x 2.75 (5.98 into eves))

UPVC Window to rear aspect. Velux window. Radiator.

