



45 Woolfall Heath Avenue, Liverpool, L36 3TH

Offers around £160,000

Alpha-move are delighted to offer this fantastic two bedroom semi detached on Woolfall Heath Ave L36, close to schools, local amenities and major road and rail transport links. The property briefly comprises of a hallway, cloak room, (with plumbed services as was previously wc), living room, and kitchen diner on the ground floor, with two double bedrooms and family bathroom on the upper floor. Externally there is a small garden, driveway and attached garage at the front (currently used as a fitness room) with a lawned garden and decked patio at the rear also. This property is in turnkey condition and in the affordable house price bracket making in an excellent choice for first time buyers and young families. Early viewing is essential. Offered with no chain.



Entrance Hall

6'10" x 3'5" (2.09 x 1.05)

Radiator, composite door to front aspect.

Cloaks Room

5'5" x 3'1" (1.669 x 0.96)

Radiator, upvc window to side aspect, has plumbing aspect for wc and wash hand basin.

Reception Room

13'10" x 12'4" (4.23 x 3.76)

Radiator, upvc window to front aspect.

Kitchen/Diner

12'3" x 12'1" (3.75 x 3.69)

Kitchen comprises of various wall and base units, oven, hob, extractor fan, stainless steel sink, understairs cupboard, upvc door and window to rear aspect.

Bedroom One

12'9" x 10'7" (3.89 x 3.23)

Radiator, upvc window to front aspect.

Bedroom Two

12'2" x 7'9" (3.71 x 2.37)

Storage cupboard, radiator, upvc window to rear aspect.

Bathroom

6'7" x 5'9" (2.01 x 1.76)

Bath with shower over, wc, wash hand basin, radiator, upvc window to side aspect.

Garage

19'1" x 9'4" (5.84 x 2.87)

Up and over door, composite door to rear aspect.

