



12 Malvern Avenue, Liverpool, L14 6TS

Offers around £215,000

Alpha-move are delighted to offer this fantastic three bedroom extended semi in a sought after location on Malvern Ave L14, close to schools, local amenities and major road and rail transport links. The layout consists of a porch, hallway, front living room, rear dining room, wc and galley kitchen on the ground floor, with two double bedrooms (both with fitted wardrobes), family bathroom and smaller bedroom on the upper floor. Externally, there is a block paved driveway for parking at the front with a good sized mature garden and patio to the rear. This property has benefited from some modernisation and has a three meter extension spanning the full width of the property, together with a full width sun awning, and would be perfect for first time buyers and young families looking for a turnkey home. Offered with no chain. Early viewing is essential to avoid disappointment.



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Entrance Porch

8'3" x 2'6" (2.53 x 0.78)

Upvc front door to front aspect.

Entrance Hall

13'10" x 5'6" (4.23 x 1.68)

Meter cupboard, radiator, upvc door to side aspect.

Reception Room One

13'3" x 11'6" (4.06 x 3.53)

Electric fire and surround, radiator, upvc bay window to front aspect.

Reception Room Two

20'10" x 11'4" (6.36 x 3.46)

Gas fire and surround, radiator, upvc french doors to rear aspect.

Kitchen

18'11" x 5'6" (5.77 x 1.68)

Kitchen comprises of various wall and base units, oven, hob, extractor fan, stainless steel sink, washing machine, fridge freezer, upvc french doors and windows to rear and side aspect.

WC

5'1" x 2'7" (1.57 x 0.79)

WC, upvc to side aspect.

Bedroom One

14'0" x 10'2" (4.28 x 3.10)

Fitted wardrobes, bedside cabinets & chest of draws.

Bedroom Two

11'5" x 11'2" (3.48 x 3.41)

Fitted wardrobes, radiator, upvc window rear aspect.

Bedroom Three

8'1" x 6'9" (2.48 x 2.07)

Radiator, upv window to front aspect.

Family Bathroom

6'0" x 5'10" (1.85 x 1.78)

Shower, wash hand basin, low level wc, chrome radiator, upvc window to side aspect.

