



12 Sheppard Avenue, Liverpool, Mersyside, L16 2LD

Offers around £245,000

Alpha-move are delighted to offer this fantastic three bed semi in a sought after location on Sheppard Ave L16, close to schools, local amenities and major transport links. The layout consists of a wide and well lit hallway, front living room and kitchen/diner on the ground floor, with two double bedrooms (fitted wardrobes to main), family bathroom and smaller bedroom on the upper floor. Externally, there is driveway parking for two cars at the front, with a large mature garden and decked patio to the rear, that benefits from a southerly aspect and not being overlooked. There is also an outside storage area and wc. This spacious home is in turnkey condition and also has potential to be extended at the rear (subject to appropriate consents), making it an ideal choice for first time buyers, young and growing families. Early viewing essential.



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Hall

12'10" x 6'9" (3.93 x 2.06)

Composite door to front aspect, 1 single radiator and meter cupboard.

Front room

14'7" x 11'4" (4.47 x 3.47)

UPVC window to rear aspect and a single radiator.

Kicthen/diner

21'5" x 10'4" (6.54 x 3.16)

UPVC window to rear aspect, UPVC door to rear aspect, a single radiator, wall and base units, oven hob and extractor fan, pantry storage.

Front bedroom

12'0" x 11'5" (3.66 x 3.49)

UPVC window to front aspect, single radiator and fitted wardrobes.

Front bedroom 2

7'10" x 9'1" (2.39 x 2.78)

UPVC window to front aspect and single radiator.

Rear bedroom

13'11" x 10'4" (4.26 x 3.16)

2x UPVC windows to rear aspect, single radiator and built in wardrobe.

Bathroom

7'5" x 7'2" (2.28 x 2.19)

UPVC window to rear aspect and chrome towel rack

