



**56 Westfield Avenue, Liverpool, L14 6UZ**

**Offers around £219,950**

Alpha-move are pleased to offer this super three bedroom semi in a sought after location on Westfield Ave L14, close to schools, major transport links and local amenities. The property briefly comprises of an entrance hall, front living room, rear dining room and fitted kitchen on the ground floor, with two double bedrooms, family shower room and smaller bedroom on the upper floor.

Externally, there is a blocked paved driveway at the front for off street parking, with large mature garden and decked patio (with external wc and storage) at the rear also that benefits from not being overlooked. This property would be ideal for first time buyers, young and growing families. Early viewing essential. Offered with no chain.





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### Hall

13'10" x 6'3" (4.22 x 1.93)

UPVC door and window to front and side aspect and a radiator.

### Kitchen

11'11" x 8'2" (3.64 x 2.49)

UPVC window to side aspect, wall and base units, washing machine and cooler and sink.

### Front room

14'4" x 12'0" (4.39 x 3.67)

UPVC window to rear aspect, radiator, gas fire surround.

### Diner

12'0" x 9'10" (3.68 x 3.02)

UPVC door to rear aspect and a radiator.

### Front bedroom

14'0" x 10'9" (4.28 x 3.28)

UPVC window to front aspect and a radiator.

### Rear bedroom

11'0" x 11'9" (3.36 x 3.59)

UPVC window to rear aspect and a radiator.

### Third bedroom

11'3" x 8'1" (3.44 x 2.48)

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

### Bathroom

8'5" x 7'5" (2.59 x 2.28)

UPVC window to rear aspect, towel rack, shower, WC and sink.

