



### 3 Atwood Grove, Liverpool, L36 9AE

**Offers around £249,950**

Alpha-move are delighted to offer this fantastic three bedroom three storey semi-detached on Atwood Rd L36, close to schools, local amenities and major transport links. The layout consists of a hallway, wc, study, and open plan kitchen diner on the ground floor, with a living room, master bedroom and en-suite on the first floor, and two bedrooms and family bathroom on the upper floor. Externally there is a driveway parking for two cars at the front, with a low maintenance synthetic grass garden and patio to the rear also. This property is less than 10 years old and is in turnkey condition and would be ideal for first time buyers and young families. Early viewing essential. No onward chain.



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#### Hall

14'8" x 4'5" (4.48 x 1.36)

Composite door to front aspect, radiator, cloak room and boiler cupboard.

#### WC

5'5" x 2'10" (1.67 x 0.88)

WC and sink, and radiator.

#### Study room

9'2" x 6'5" (2.81 x 1.96)

UPVC window to front aspect and a radiator.

#### Kitchen/diner

23'1" x 12'10" (7.04 x 3.92)

UPVC door to rear aspect, radiator, wall and base units, fridge and freezer, oven hob and extractor fan, dish washer and washing machine.

#### Living room

13'4" x 11'11" (4.08 x 3.65)

2 UPVC windows to rear aspect and a radiator.

#### Master bedroom

12'11" x 10'2" (3.95 x 3.12)

2 UPVC windows to front aspect, radiator and fitted wardrobes.

#### En suite

7'5" x 5'0" (2.28 x 1.54)

UPVC window to side aspect, vertical radiator, WC, shower and sink.

#### Front bedroom

12'10" x 9'2" (3.92 x 2.81)

2x velux, radiator and built in wardrobes.

#### Rear bedroom

12'9" x 11'6" (3.91 x 3.51)

2x velux, radiator, fitted wardrobes and boiler cupboard.

#### Bathroom

6'5" x 6'6" (1.97 x 1.99)

UPVC window to side aspect, vertical radiator, bath with shower over, WC and sink.

