



# J&D ESTATE AGENTS

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**204 Utting Avenue, Liverpool, L4 7TD**

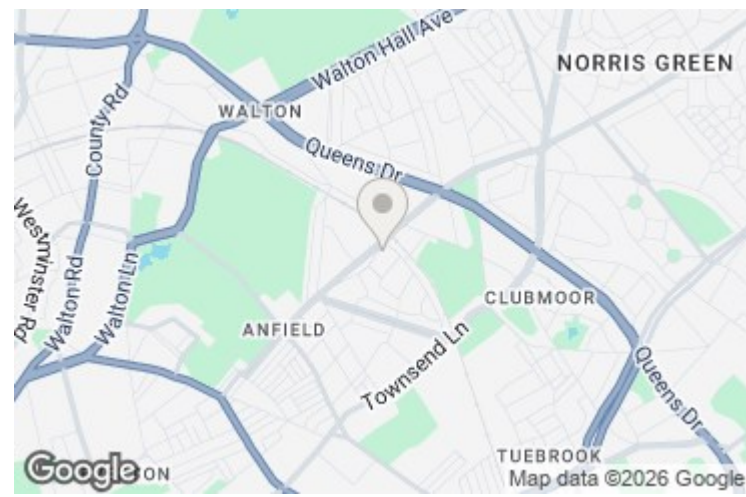
**Asking price £245,000**

Nestled in the desirable area of Utting Avenue, Liverpool, this charming four-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts a well-executed loft conversion, providing additional living space that can be tailored to your needs, whether as a home office, playroom, or guest suite.

As you enter, you will be greeted by a warm and inviting atmosphere, with the house maintained in great condition throughout. The spacious conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors. This delightful feature is perfect for enjoying leisurely afternoons or entertaining guests.

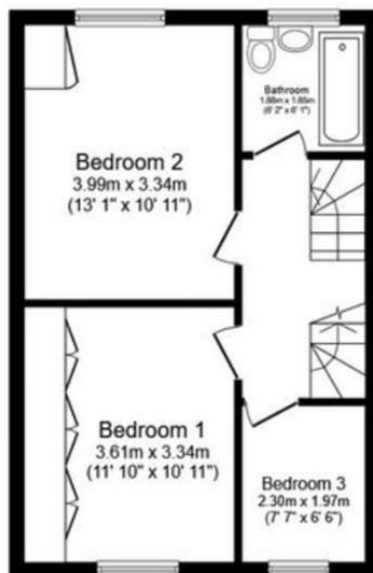
The generous back garden is a standout aspect of this property, offering ample space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The front driveway provides convenient off-road parking, a valuable asset in this bustling area.

This home is ideally situated, with local amenities, schools, and parks within easy reach, making it a perfect choice for those seeking a vibrant community. With its combination of space, comfort, and potential, this property on Utting Avenue is not to be missed. Whether you are looking to settle down or invest, this house is ready to welcome you home.





**Ground Floor**

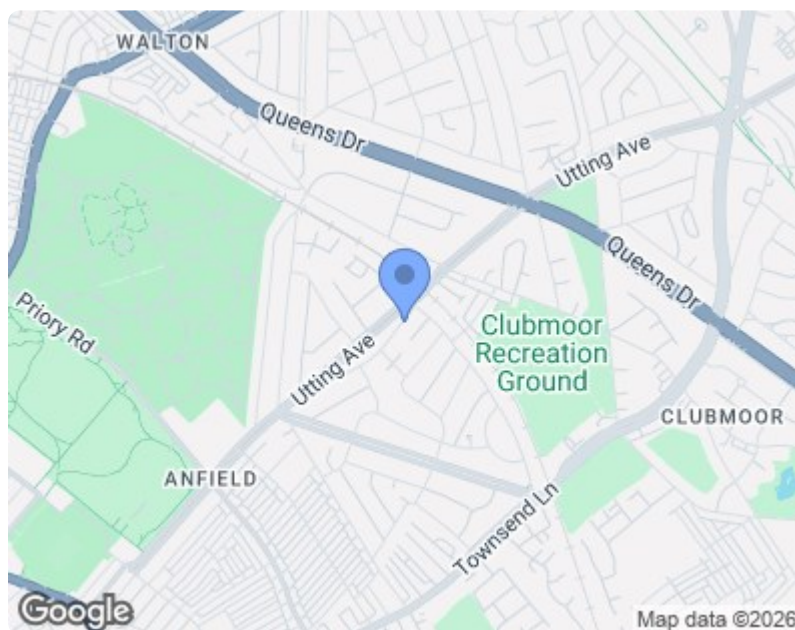


**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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