



## 24 Weld Blundell Avenue, Liverpool, L31 4JR

Offers Over £250,000

A MUCH IMPROVED, beautifully presented 3 bedroom semi-detached home offering spacious and flexible FAMILY LIVING in a SOUGHT AFTER area of Lydiate close to excellent SCHOOLS. The property opens with a handy entrance porch leading into a wide and welcoming hallway with double doors through to the lounge and further double doors into a generous kitchen/dining room well equipped for families to cook, eat and relax together. A conservatory provides additional ALL YEAR ROUND living space with full mains heating and a new lightweight tiled roof and patio doors opening onto a landscaped low maintenance GARDEN with artificial lawn ideal for entertaining or enjoying outdoor time with minimal upkeep.

Upstairs the accommodation continues with a double main bedroom to the front aspect and a further double bedroom to the rear along with a good-sized single room complete with built in storage cupboard. The family bathroom includes a full-size bath with over shower. The loft is partially boarded and benefits from a pull-down ladder offering practical and convenient storage.

READY TO MOVE INTO this stunning home combines comfort, space and location making it an excellent choice for a wide range of buyers.



## Porch

Recent new roof, handy area for storing shoes, coats and prams.

## Hall

## Lounge

13'10" x 13'10" (4.24 x 4.23)

Double doors to enter from Hall creating a wide and spacious feel, wood-effect laminate flooring, double doors through to kitchen/diner.

## Kitchen/Dining Room

15'11" x 10'7" (4.86 x 3.23)

With double doors through from lounge area, a spacious room ideal for cooking, eating and relaxing together as a family. Window to side aspect, 4 ring gas hob with under oven and over extractor fan. Stainless steel sink with drainer, plumbing for washing machine & slimline dishwasher. Integrated fridge & freezer & wine fridge. Tiled splashbacks. Spotlights and under cupboard lights.

## Conservatory

15'1" x 9'0" (4.61 x 2.76)

Light-weight tiled roof and plastered internally, mains heating, fitted blinds, wood effect laminate flooring with doors rear garden.

## Landing

## Bedroom 1

13'10" x 9'4" (4.24 x 2.86)

DOUBLE with fitted carpet. Window to front aspect.

## Bedroom 2

10'7" x 9'4" (3.23 x 2.86)

DOUBLE to rear aspect, fitted carpet.

## Bedroom 3

7'8" x 6'6" (2.35 x 2.00)

SINGLE, fitted carpet, window to front aspect and built in cupboard above stairs.

## Bathroom

6'10" x 6'6" (2.10 x 2.00)

Full-size bath with over shower, WC and pedestal sink. Part mosaic tiled walls, frosted glass window to rear aspect.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC	

GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and the responsibility is placed on any owner, customer or prospective purchaser. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, symbols and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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