Lynwood Gardens, Walton, Liverpool, L9 3AG

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The Property Ombudsman

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Welcome to this extended three bedroom semi-detached house located in Lynwood Gardens, Walton, Liverpool. The property has been completely renovated to a high standard by the current owners with a large extension to the rear that has added a spacious new kitchen/entertaining room. Lynwood Gardens is enclosed with vehicular access off Rice Lane only, providing a sense of security and community with Rice Lane Primary School passed as you enter. The area is well-connected, offering easy access to Rice Lane train station and the recreation grounds opposite.
Inside, the layout has been well planned with a hall opening onto a living room, downstairs w.c. and separate dining room. This leads into an open plan kitchen/family room with centre island and bifold doors to the rear garden. To the first floor are three good sized bedrooms and a modern shower room. The property is not overlooked behind so enjoys a private rear garden. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. If you are interested in a modern family home in a great location then this house in Lynwood Gardens could be the perfect fit.

£250,000

Entrance Hall

a welcoming hallway with a composite front door, radiator, wooden flooring, inset ceiling spotlights and a practical under-stairs cupboard housing ideal boiler and stairs ascending to the first floor

Downstairs W.C.

a compact and stylish W.C. with wash hand basin in vanity cabinet and low level w.c., tiled walls and wooden flooring

Living Room 13'3" x 12'6" (4.06m x 3.82m)

uPVC double glazed bay window to front aspect, glass fronted electric fire in feature surround, radiator, inset ceiling spotlights

Dining Room 11'9" x 12'7" (3.60m x 3.85m)

contemporary fireplace with gas fire, radiator wooden flooring, inset ceiling spotlights and open into the kitchen/family room

Kitchen / Family Room 19'0" (max) x 16'7" (max) (5.81m (max) x 5.07m (max))

a stunning entertaining space with a vaulted ceiling with skylights and large bi-fold doors that open onto the garden, flooding the space with natural light. It is fitted with sleek, modern cabinets, a central island with breakfast bar, and integrated appliances including a double oven, microwave, wine cooler and gas hob with extractor over, finished with wooden flooring, two vertical radiators and inset ceiling spotlights

First Floor

Landing

uPVC double glazed window to side aspect, inset ceiling spotlights and access to loft space

Bedroom 1 11'2" x 12'3" (3.42m x 3.75m)

uPVC double glazed window to front aspect, radiator, inset ceiling spotlights, fitted wardrobes

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- Extended 3 Bedroom Semi Detached
- Added Kitchen/Family Room with Centre Island and Bi-Fold Doors
- uPVC Double Glazing
- EPC Rating TBC
- Private Rear Garden
- Gas Central Heating
- Quality Finish Throughout
- No Chain

Bedroom 2 11'2" x 11'3" (3.42m x 3.43m)

uPVC double glazed window to rear aspect, radiator, inset ceiling spotlights, fitted wardrobes

Bedroom 3 7'11" x 9'1" (2.42m x 2.77m)

uPVC double glazed window to front aspect, radiator, inset ceiling spotlights

Shower Room 7'11" x 4'11" (2.42m x 1.50m)

modern shower room with white suite comprising; shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

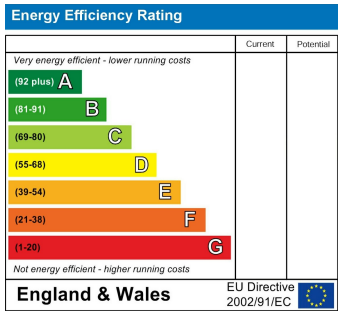
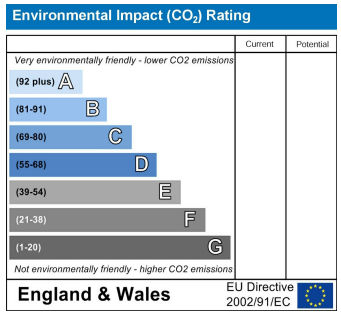
The rear garden is a low-maintenance paved area accessed via the kitchen family room bi-fold doors. It offers a private outdoor space with mature surrounding fencing and some planted shrubs, along with a garden shed

Front Exterior

The front exterior presents a traditional semi-detached home with a brick and rendered façade under a pitched tiled roof. The property is set behind a low brick wall with a small front garden, complemented by black window frames and a modern black front door with decorative glass inserts.

Additional Information

Tenure : Freehold
Council Tax Band : B
Local Authority : Liverpool

Agents Note

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