



**3 Osterley Gardens, Liverpool, L9 8BJ**  
**£299,000**



## The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom semi-detached house, situated in Orrell Park. Benefiting from spacious living accommodation set over 2 floors, modern sophisticated decor throughout and en-suite shower room.

The living accommodation briefly comprises of; impressive entrance hall, lounge, dining room, kitchen/diner and utility to the ground floor. To the first floor, 4 double bedrooms, en-suite shower room, dressing area and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Council tax band - D

### GROUND FLOOR

#### Hall 14'6" x 12'4" (4.44 x 3.76m)

High quality wood effect laminate flooring with staircase leading to the first floor

#### Lounge 14'2" x 15'0" (4.34m x 4.59m)

Carpet flooring with bay fronted window, gas fireplace, curtains and blind

#### Dining room 14'1" x 14'11" (4.30m x 4.56m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and blind

#### Kitchen/diner 17'3" x 12'4" (5.26m x 3.77m)

Tile flooring with centre breakfast island and blind. A range of fitted kitchen units, worktops and space for free-standing kitchen appliances

#### Utility 6'8" x 7'10" (2.04m x 2.40m)

Tile flooring with access to the rear garden and plumbing for washing machine

### FIRST FLOOR

#### Bedroom 12'0" x 11'2" (3.68m x 3.42m)

Carpet flooring with window to the rear elevation, curtains and blind

#### Dressing area 7'4" x 5'7" (2.24m x 1.72m)

High quality wood effect flooring with access through to the en-suite

#### En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, tiled decor and spotlighting

#### Bedroom 14'4" x 14'2" (4.39m x 4.34m)

Carpet flooring with window to the front elevation, curtains and blind

#### Bedroom 13'3" x 12'4" (4.04m x 3.77m)

Carpet flooring with window to the front elevation, curtains and blind

#### Bedroom 14'3" x 14'11" (4.36m x 4.55m)

Carpet flooring with window to the rear elevation, curtains and blind

#### Bathroom

Tile flooring with 3 piece bathroom suite in white, separate showering enclosure, tiled decor, heated towel rail and blind

#### EXTERNAL

Private, walled rear garden with patio area. Parking to the front of the property for 1 vehicle with gated access.