



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.