



## 16 Duddingston Avenue

Crosby, Liverpool, L23 0SH

£350,000

Nestled in the charming area of Duddingston Avenue, Crosby, Liverpool, this delightful semi-detached house, built in 1930, presents an excellent opportunity for first-time buyers or those looking to upsize. The property boasts three well-proportioned bedrooms, making it ideal for families or individuals seeking extra space.

Upon entering, you will be greeted by two inviting reception rooms, each beautifully decorated to create a warm and welcoming atmosphere. The thoughtful design and decor throughout the home enhance its appeal, ensuring a comfortable living experience.

One of the standout features of this property is the beautifully kept south-facing rear garden. This outdoor space is perfect for enjoying sunny days, whether you wish to entertain guests or simply relax in a tranquil setting.

Conveniently located, the house is close to local amenities and transport links, making daily life easy and accessible. This combination of charm, space, and location makes this semi-detached home a must-see for anyone looking to settle in this lovely part of Liverpool. Don't miss the chance to make this wonderful property your new home.

- Well Presented Three Bedroom Semi Detached Home
- Beautifully Kept South Facing Rear Garden
- Low Maintenance Front Garden & Long Driveway
- Modern Open Plan Kitchen/Dining Room
- Close To Local Amenities
- Garage With Power And Lights

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



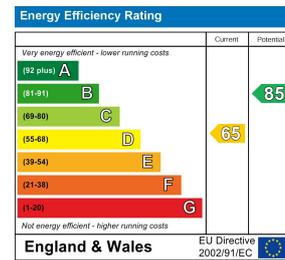
## Floor Plan



## Area Map



## Energy Efficiency Graph



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