

FREEHOLD



House - Terraced

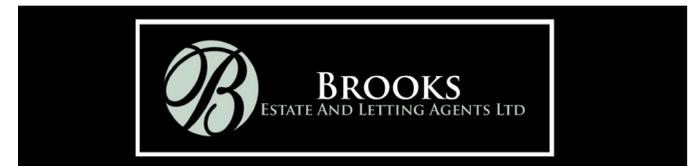
3 CANELLA AVENUE, NORRIS GREEN, LIVERPOOL, L11 1AG

Asking Price

£210,000

FEATURES

- Three bedroom mid terrace family home
- First floor bathroom with three piece suite
- Ground floor cloaks WC
- Spacious living room
- Modern fitted kitchen with dining area
- Ample storage cuboards
- Large rear garden with decking area
- Off road parking
- Quite location close to local shops and transport links
- Newly built in 2012



3 Bedroom House - Terraced located in Liverpool

Full Description

Nestled on Porchester Road in the vibrant area of Norris Green, Liverpool, this attractive three-bedroom mid terrace home offers a smart blend of modern living and everyday convenience. Built in 2015, the property spans approximately 861 square feet and is positioned within the popular L11 postcode, well regarded for its local amenities and excellent transport links, including easy access to Queens Drive.

The accommodation begins with a welcoming entrance hall, complete with a conveniently located ground-floor WC. To the front of the property is a generously sized living room, providing a comfortable and versatile space ideal for both relaxing and entertaining.

To the rear, the impressive kitchen diner forms the heart of the home. Filled with natural light, this contemporary space is fitted with a range of integrated appliances including a fridge freezer, four-ring gas hob and electric oven, making it perfectly suited for family meals and hosting guests alike.

Upstairs, the property boasts three well-proportioned bedrooms, offering flexibility for families, professionals or those working from home. A modern family bathroom completes the first-floor accommodation.

This well-presented home combines modern design with a practical layout in a convenient location, making it an excellent opportunity for a range of buyers. Early viewing is highly recommended to appreciate all that this property has to offer.

Ground Floor WC

Ground floor cloakroom with double glazed obscure glass window to front aspect with low flush WC, pedestal wash hand basin and tiled splashbacks.

Hallway:

With radiator and laminate flooring with doors leading to;

Living room:

Double glazed window to front aspect with radiator underneath, fitted carpet with stairs rising to first floor.

Kitchen:

Double glazed window to the rear aspect with door leading to garden, modern fitted kitchen diner with a range of matching red wall and base units, stainless steel sink with mixer taps and drainer unit. Continuous roll edge work surfaces with built appliances including gas hob with electric oven and extractor fan, cupboard housing ideal Combi boiler, Luxury vinyl tiled flooring, radiator, storage cupboard.

Landing:

Double glazed window to side aspect with carpet access to roof space doors leading to;

Bedroom:

Double glazed window to front aspect with radiator under. fitted carpet.

Bedroom:

Double glazed window to rear aspect with radiator under, fitted carpet.

Bedroom:

Double glazed window to front aspect. Storage cupboard. Radiator. Fitted carpet.

Bathroom:

Family bathroom with double glazed window to rear aspect, bathroom suite comprising of low flush WC, pedestal hand wash basin with mixer taps, panelled bath with shower attachment over, tiled walls, extractor fan, heated towel rail and luxury vinyl tiled flooring.

Garden:

Large rear garden mainly laid to lawn with large decking area.



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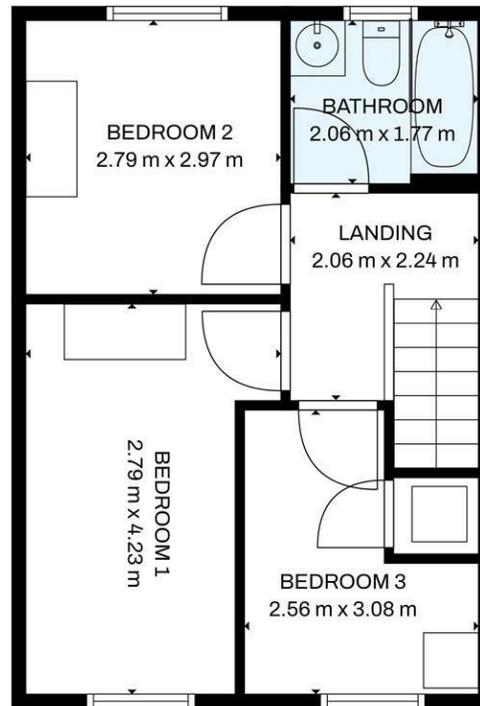
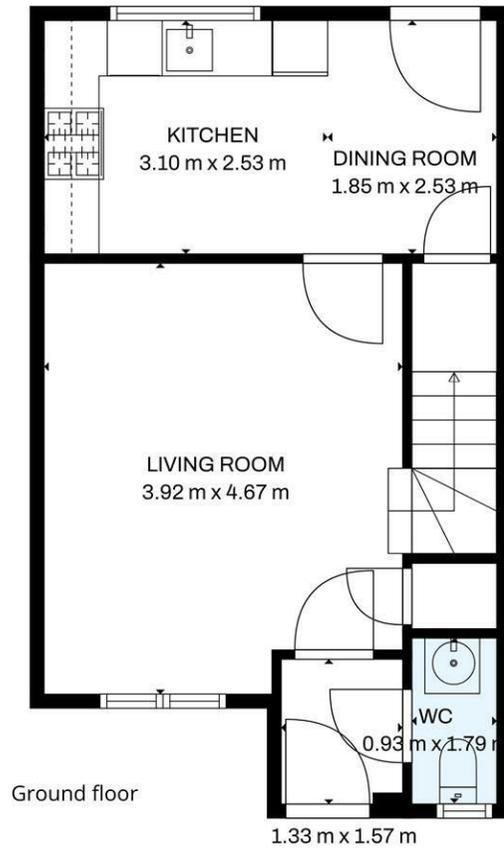
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Council Tax Band

A



TOTAL: 75 m²
Ground floor: 39 m², 1st floor: 36 m²
EXCLUDED AREAS: WALLS: 8 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

