

FREEHOLD



House - Semi-Detached

# 22 ALBANY AVENUE, ECCLESTON PARK, L34 2QW

Offers Over

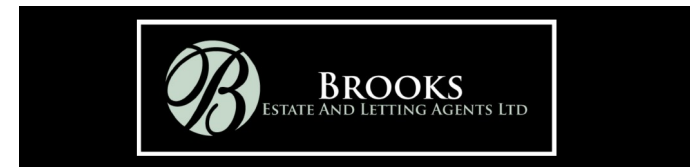
# £550,000

## FEATURES

- Four bedroom semi detached property retaining original features
- Entrance hall, lounge with feature fireplace and dining room
- Sitting Room/Sun lounge with bi folding doors to the garden
- Fitted kitchen with built in appliances
- Utility room and ground floor cloaks
- Large landing and four double bedrooms
- Family bathroom with a four piece suite
- Immaculate garden at the rear with seating areas and lawn
- Driveway for several vehicles
- An early viewing is advised



 4  1  3  D



# 4 Bedroom House - Semi-Detached located in Eccleston Park

## Entrance Hall

Original stained glass window and part glazed door. Amtico flooring. Central heating radiator. Picture rail.

## Dining Room

16'4 x 15'6

UPVC double glazed bay window to the front aspect. Quality carpet. Feature fireplace with a marble effect inset and hearth. Central heating radiator. Picture rail. Coved ceiling

## Lounge

15'2 x 14'9

UPVC double glazed window to the front aspect. Original parquet flooring. Marble fire surround housing a cast iron fireplace with a living flame gas fire on a tiled inset and hearth. Central heating radiator. Coved ceiling. Ceiling rose

## Sitting Room/Sun Lounge

24'9 x 11'3 max

UPVC double glazed window to the rear, bi folding doors leading to the garden and two velux windows. Amtico flooring. Two central heating radiators. Inset ceiling spotlights.

## Kitchen

20'7 x 8'5

UPVC double glazed patio door leading to the rear garden and UPVC double glazed window. Original stained glass window to the side. Amtico flooring. Central heating radiator. Fitted with a range of white wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include an electric hob, gas double oven, microwave, coffee maker and dishwasher. Mosaic tiled splashbacks.

## Utility Room

16'4 max x 7'8

UPVC glazed door to the rear garden. Laminate tile effect flooring. Fitted with wall and base units and larder unit. Plumbed for an automatic washing machine.

## Downstairs wc

UPVC double glazed window to the rear aspect. Laminate tile effect flooring. Fitted with a two piece suite comprising of a wood effect vanity unit housing a wash hand basin and a low level wc. Tiled splashbacks.

## Landing

UPVC double glazed arched stained glass window to the side aspect. Quality carpet. Doors to all rooms. Loft access point with pull down ladder. The vendor has informed us that the loft floor is suspended and boarded.

## Bedroom One

17'2 x 13'6

UPVC double glazed bow window to the front aspect with window seat. Central heating radiator. Fitted wardrobes and dresser unit. Quality carpet.

## Bedroom Two

16'5 x 15'8

UPVC double glazed bay window to the front aspect. Quality carpet. Central heating radiator. Picture rail. Coved ceiling

## Bedroom Three

12'2 x 11'3 max

UPVC double glazed window to the rear aspect. Vanity unit housing a wash hand basin. Original cast iron fireplace. Laminate wood effect flooring. Central heating radiator. Built in storage into the alcove. Picture rail. Coved ceiling

## Bedroom Four

11'3 x 8'3

UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Central heating radiator. Original cast iron fireplace. Picture rail.

## Bathroom

8'4 x 8'1

UPVC double glazed window to the rear aspect. Amtico tile effect flooring. Fitted

with a four piece suite comprising of a corner bath with mixer tap, a corner step in shower enclosure, a cream gloss vanity unit with ample storage and a low level wc with a concealed cistern. Heated towel rail. Tiled walls.

### **External**

At the rear of the property is a large garden which is not overlooked including a paved patio area with a garden laid to lawn with established shrub displays and mature trees. Decked seating area and workshop/storage shed. Raised feature pond. Three outside lights. Water supply





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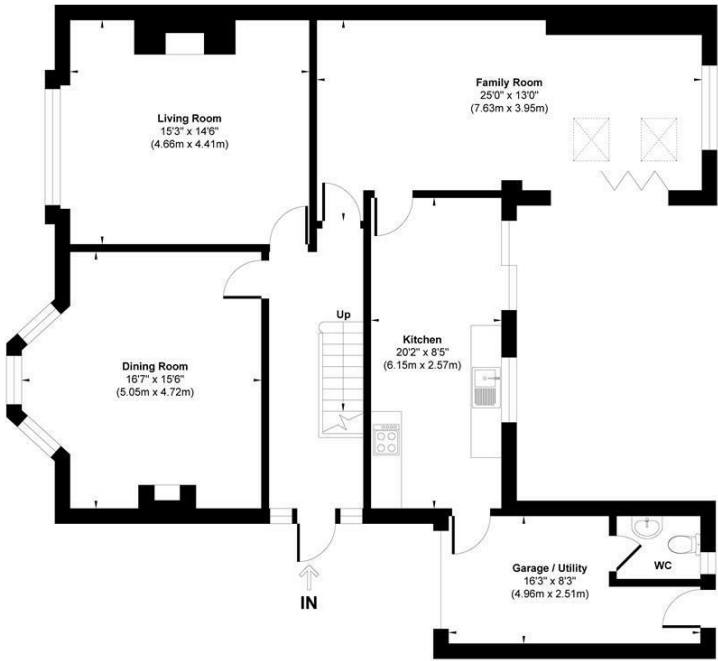
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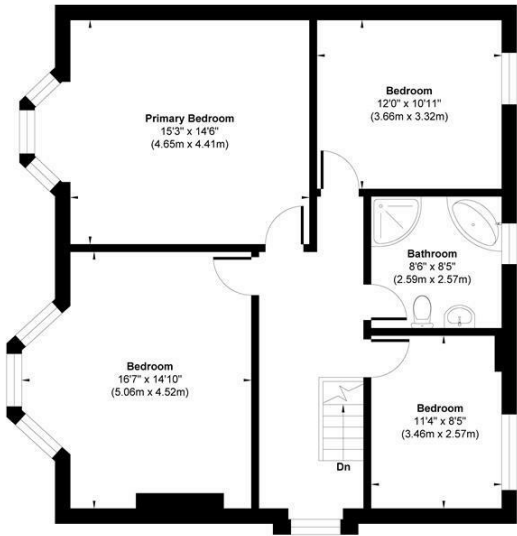
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Council Tax Band

**F**



**Ground Floor**  
 Approximate Floor Area  
 1178 sq.ft  
 (109.41 sq.m)



**First Floor**  
 Approximate Floor Area  
 900 sq.ft  
 (83.60 sq.m)

**Approx. Gross Internal Floor Area 2078 sq. ft / 193.01 sq. m (Including Garage)**

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

