



## 39 Wellfield Avenue, Liverpool, L32 9QY

### Offers Over £289,500

\*\*\*\*\* PART EXCHANGE CONSIDERED \*\*\*\*\*

This immaculate four-bedroom semi-detached house is offered for sale in Kirkby, Liverpool, providing well-planned accommodation suited to families.

The ground floor features an open-plan layout with two reception areas, both benefiting from large windows and direct access to the garden, creating a bright and versatile living and dining space. The open-plan kitchen includes a breakfast area, good natural light and a useful utility room. A downstairs WC adds further practicality. Featuring all new plumbing, heating system including radiators and boiler, new wiring and LED lighting and new roof.

Upstairs, the property offers a master bedroom, two double bedrooms and a single bedroom, providing flexible sleeping or home office options. The main bathroom is fitted with a rain shower. New insulation and a full refurbishment enhance comfort and energy efficiency, complemented by an EPC rating of D. The attic insulation is up to code including upgrades to regulations coming in 2030.

The property also benefits from a garden, ideal for outdoor play and relaxation. The house is well placed for local schools in Kirkby, making it convenient for families. Nearby green spaces and parks, including those around the wider Kirkby area, offer opportunities for walking and leisure.

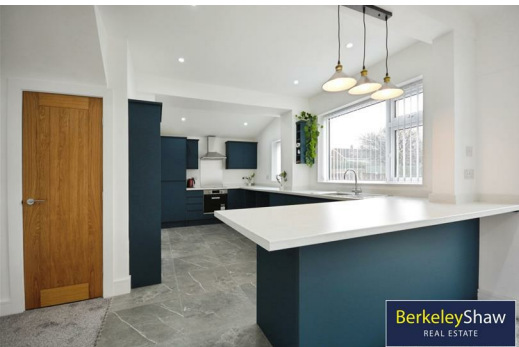
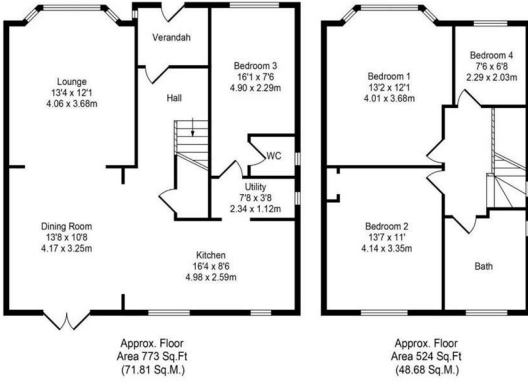


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

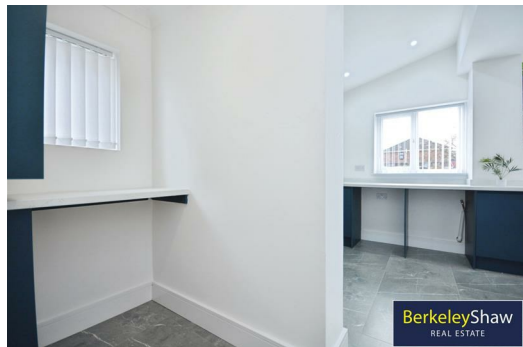
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total Approx. Floor Area 1297 Sq.ft. (120.49 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans measurements are approximate, not to scale and for illustrative purposes only



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