



Shakespeare Avenue | Southdene | Liverpool | L32 9SH

£325,000



# Shakespeare Avenue | Southdene

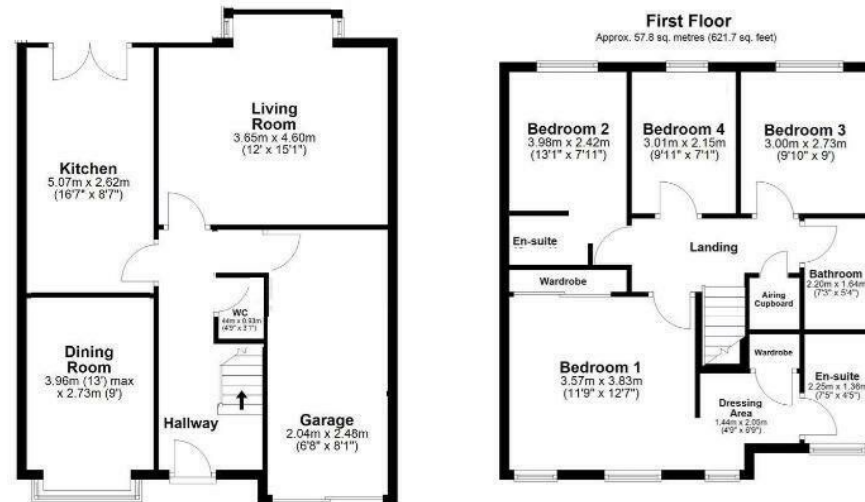
## Liverpool | L32 9SH

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Welcome to this splendid house located on the charming Shakespeare Avenue in Southdene. This delightful property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for both relaxation and entertaining guests. The heart of the home is perfect for family gatherings or quiet evenings in.

White gloss modern kitchen with integrated double oven, hob, dishwasher and fridge freezer, island sink and lots of room for dining table. Washing machine and dryer are conveniently located in the garage, accessed through integral door in the hallway. The property boasts a modern Resin driveway

- 4 spacious bedrooms
- 2 cosy reception rooms
- House in Southdene, Liverpool
- Close to local amenities
- Nearby schools and parks
- 3 bathrooms
- Located on Shakespeare Ave
- Ideal family home
- Easy access to transport links
- Viewing highly recommended



Total area: approx. 140.1 sq. metres (1507.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	75	
(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	

Council Tax Band D  
EPC Rating C

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