



160 Addenbrooke Drive

Hunts Cross Village, Liverpool, L24 9NA

£1,275



****VIEWINGS FRI 31st FROM 2:30pm** **E-MAIL FOR VIEWING SLOT****

****READY FOR SPEEDY MOVE IN AS CURRENT TENANTS VACATE 26TH JULY****

Abode are delighted to offer to let this three bedroom detached house. To the ground floor there is an entrance hall, lounge, a large modern kitchen/dining room with separate cloakroom/wc.

To the first floor there are 3 bedrooms and a modern bathroom. Outside the property boasts a secure, well maintained rear garden and garden to front with off road parking.

The property is in a fantastic location, with a 2 minute walk to Hunts Cross shops and the train station for easy access to Liverpool, Warrington and Manchester.

It is also easily accessible to motorways allowing a quick commute to Liverpool, Manchester and Chester as well as its proximity to Liverpool airport for further afield travel.



Entrance Hall

Door to front. Radiator.

Lounge 15'10" x 11'9" (4.85 x 3.60)

Upvc double glazed window to front. Radiator x 2.

Kitchen/Dining Room 15'3" x 12'11" (4.66 x 3.95)

Upvc double glazed window to rear with patio doors. Range of modern wall and base units. Integrated oven, hob and extractor. Integrated fridge freezer and dishwasher. Plumbing for washing machine. Radiator.

Cloakroom/WC

Pedestal wash basin. Low level wc.

First Floor

Bedroom 1 12'11" x 8'0" (3.94 x 2.44)

Upvc double glazed window to front. Radiator. Built in wardrobe.

Bedroom 2 13'8" x 8'0" (4.18 x 2.45)

Upvc double glazed window to rear. Radiator. Built in wardrobe.

Bedroom 3 10'1" x 7'0" (3.09 x 2.14)

Upvc double glazed window to rear. Radiator.

Bathroom 6'11" x 5'6" (2.13 x 1.70)

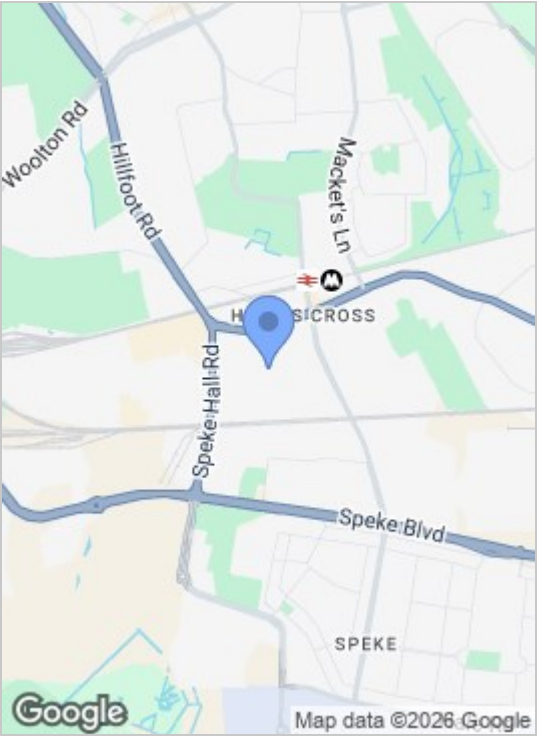
Upvc double glazed window to front. Panel bath with overhead shower. Low level wc. Pedestal wash basin. Towel radiator.

Outside

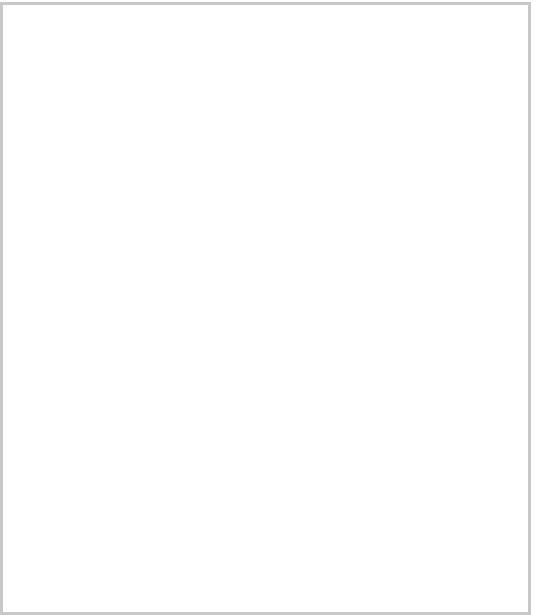
Rear - Lawned garden with patio area.

Front - Lawned garden with off road parking.

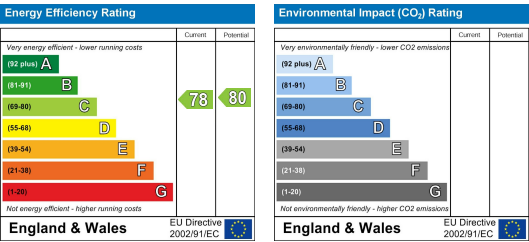
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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