



29 Blenheim Avenue, Liverpool, Merseyside L21 8LN

£149,950

A delightful three bedroom semi-detached property situated in a popular residential area close to motorway transport links.

The property benefits from UPVC double glazing and gas central heating and comprises of porch, entrance hall, two reception rooms and kitchen to the ground floor. To the first floor there are three bedrooms and bathroom.

There are gardens to the front and rear with a paved driveway and access to garage.

The property as it stands is an ideal family home, however, being a wide corner plot, it also has great potential for further expansion, subject to appropriate planning consent.



Porch

with tiled floor and UPVC double glazed door

Hall

13'5" x 5'10" (4.1 x 1.8)

with lead light windows to side of door, radiator, laminate flooring, cloaks cupboard, meter cupboards, wall lights and storage under stairs cupboard.

Front Lounge

14'5" x 10'9" (4.4 x 3.3)

with UPVC double glazed splay bay window to front, radiator, cast iron fire surround, marble inset, marble hearth and coal effect gas fire.

Rear Lounge

20'4" x 9'10" (6.2 x 3.0)

With UPVC double glazed patio doors to garden, radiator, wooden fire surround, marble inset, marble hearth and gas fire

Kitchen

16'0" x 6'2" (4.9 x 1.9)

with range of wall and base units, stainless steel sink, electric oven point, part tiled walls, tiled floor, UPVC double glazed windows to side and rear and access to garage.

Landing

with UPVC double glazed window to side and loft access.

Bedroom 1

14'5" x 9'10" (4.4 x 3.0)

with UPVC double glazed splay bay window to front, radiator and built in wardrobes.

Bedroom 2

14'5" x 10'9" (4.4 x 3.3)

with UPVC double glazed splay bay window to rear, radiator and built in wardrobes.

Bedroom 3

8'6" x 6'2" (2.6 x 1.9)

with UPVC double glazed window to front and radiator

Bathroom

9'2" x 6'2" (2.8 x 1.9)

with low level w.c., pedestal wash basin, panel bath with hand held shower attachment, walk in shower cubicle with mains shower, radiator, part tiled walls, tiled floor and UPVC double glazed frosted windows to rear and side.

Garage

25'3" x 11'5" (7.7 x 3.5)

with electricity, water, plumbing for washing machine and windows to side.

Rear Garden

laid to lawn with patio area and mature shrubs.

Front Garden

laid to lawn with flower borders, paved driveway providing off road parking and access to garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		58
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		52
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

