



35 Alwyn Ave, Liverpool, Merseyside L21 9NY

Offers In The Region Of £120,000

An opportunity to acquire a delightful mid terraced property conveniently located for Rimrose Valley Park and transport links. This well proportioned accommodation which benefits from central heating and double glazing comprises of entrance hall, two reception rooms, kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and shower room. There are gardens to the front and rear, the front is block paved with planted borders and the rear is laid out with lawn and a raised patio area. This property is well suited to a family and viewing is highly recommended.



Porch
with tiled floor, UPVC door and window

Reception Hall
with storage unit, alarm box, window and radiator.

Front Reception Room
13'9" x 11'5" (4.19 x 3.48)
with double glazed window, radiator, coal effect gas fire
with marble hearth and fire surround.

Rear Reception Room
10'5" x 9'2" (3.18 x 2.79)
with radiator, two UPVC double glazed windows and UPVC
double glazed door leading to

Conservatory
16'0" x 12'5" (4.88 x 3.78)
with wood effect laminate flooring, electric fan, UPVC
double glazed windows and doors to garden.

Kitchen
10'5" x 9'6" (3.18 x 2.90)
with range of base and wall units, stainless steel sink with
mixer tap, integrated electric oven, grill and hob, part tiled
walls, tiled floor, combi boiler and UPVC double glazed
window to conservatory.

Bedroom 1
11'9" x 11'5" (3.58 x 3.48)
with built in cupboard, double glazed window and radiator.

Bedroom 2
11'9" x 14'5" (3.58 x 4.39)
with double glazed window and radiator.

Bedroom 3
9'10" x 8'2" (3.00 x 2.49)
with built in cupboard, double glazed window and radiator.

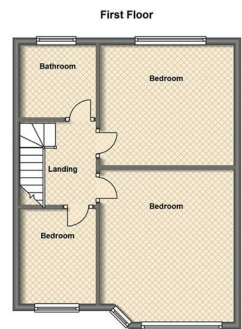
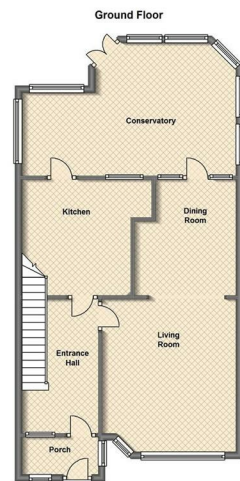
Shower Room
7'10" x 6'6" (2.39 x 1.98)
with low level w.c., pedestal washbasin, walk in shower
cubicle, heated ladder towel radiator and two double
glazed frosted windows.

Rear Garden
laid out with lawn, raised patio area and shed.

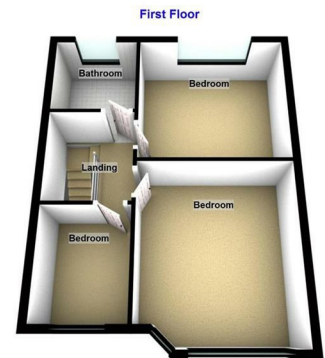
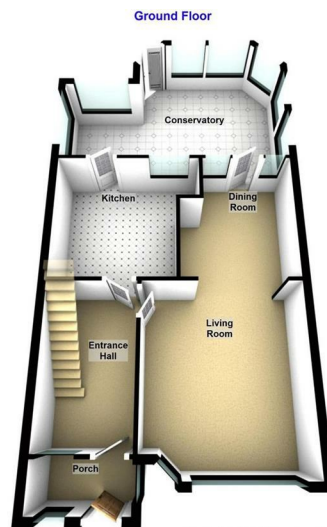
Front Garden
block paved with planted borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	66
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	64
England & Wales		
	EU Directive 2002/91/EC	



The plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using The Mobile Agent.



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