



6 Addison Close, Liverpool, Merseyside L32 9SJ

Guide Price £220,000

BERKELEY SHAW are please to offer for sale this SPACIOUS AND DETACHED FOUR BEDROOM family home, situated in this popular cul-de-sac location. The property has been well maintained and offers light and airy accommodation that comprises entrance hallway, kitchen that opens on to the dining room, lounge to the rear and further reception room (former garage). To the first floor there are four good sized bedrooms with master ensuite and family bathroom. The rear garden is fenced and enclosed and mainly laid to lawn with patio area for sitting out.



Entrance Hallway

Lounge

14'11" x 14'2" (4.56 x 4.32)

Double glazed windows and doors opening on to the patio area of the rear garden. Laminate flooring. Radiator.

Kitchen

16'7" x 8'8" (5.08 x 2.65)

Fitted with a range of base and wall units with complimenting work surfaces over incorporating stainless steel sink unit. Built in oven, hob and extractor. Built in fridge freezer. Space for washing machine. Tiled flooring. Double glazed window to rear. Double glazed door to side. Doors opening in to the dining area.

Dining Room

12'7" x 8'9" into bay (3.86 x 2.67 into bay)

Double glazed bay window to front. Tiled flooring.

Reception Room (former garage)

17'5" x 7'5" (5.33 x 2.27)

Double glazed bay window to front. Laminate flooring.

WC

Ground floor WC. Hand basin. Laminate flooring.

First Floor

Bedroom One

11'11" x 11'6" + 6'10" x 6'4" (3.65 x 3.53 + 2.09 x 1.95)

A lovely master bedroom with three double glazed windows to front. Laminate flooring. Dressing area and access to ensuite.

Ensuite Shower Room

7'6" x 5'8" (2.29 x 1.73)

Fitted with a suite comprising shower cubicle, hand wash basin and WC. Double glazed obscured window to front. Shaver point.

Bedroom Two

13'1" x 7'10" (3.99 x 2.40)

Double glazed window to rear. Laminate flooring.

Bedroom Three

9'10" x 8'10" (3.00 x 2.71)

Double glazed window to rear. Laminate flooring.

Bedroom Four

9'10" x 6'11" (3.00 x 2.12)

Double glazed window to rear. Laminate flooring.

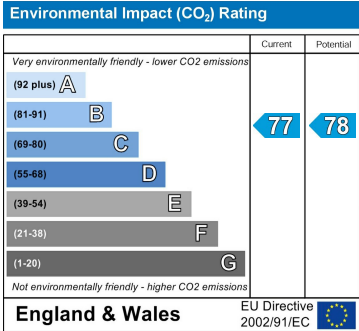
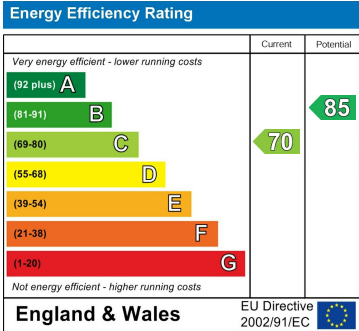
Family Bathroom

7'3" x 5'6" (2.23 x 1.68)

Fitted with a suite comprising panel bath, hand wash basin and WC. Double glazed window to side.

Garden

The rear garden is fenced and enclosed and mainly laid to lawn with patio area.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The property, furniture and appliances shown have not been visited and the general appearance is intended to give an impression.

