



## 29 Devonshire Road, Liverpool, Merseyside L22 2AJ

Offers In Excess Of £260,000

What an Opportunity to purchase a 3 BEDROOM SEMI DETACHED property as your ideal family home. This lovely three bedroom semi-detached house is ideal for families wishing to live in a sought after area!

Within walking distance you will find plenty of shops, bars, restaurants and transport links. It is also conveniently placed for local primary and secondary schools.

The property briefly comprises of an entrance hall, two reception rooms, kitchen, three bedrooms and a family bathroom.

This really is not one to miss, call today to arrange your viewing of this beautiful home!



## Entrance Porch

UPVC double doors, tiled floor.

## Hallway

14'5" x 6'2" (4.4 x 1.9)

Cupboards housing meters, under stairs storage cupboard, radiator, wooden floor.

## Reception Room Front

14'9" x 11'1" (4.5 x 3.4)

UPVC double glazed window, gas fire with wooden surround, radiator, wooden floor.

## Reception Room Rear

13'9" x 10'2" (4.2 x 3.1)

Radiator, wooden floor, double glazed patio doors leading into the rear garden.

## Kitchen

18'0" x 6'6" (5.5 x 2)

Range of wall and base units, gas hob, electric oven, extractor fan, stainless steel sink with mixer tap, space for fridge freezer, plumbing for washing machine, part tiled walls, tiled floor.

## Stairs to first floor

Stained glass window

## Bedroom 1

15'5" x 10'9" (4.7 x 3.3)

UPVC double glazed window, fitted wardrobes, radiator, cast iron fireplace.

## Bedroom 2

13'1" x 10'9" (4 x 3.3)

UPVC double glazed window, fitted wardrobes, radiator.

## Bedroom 3

9'6" x 9'6" (2.9 x 2.9)

UPVC double glazed window, radiator.

## Family Bathroom

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

Low level WC, sink with vanity unit, bath with shower overhead, UPVC double glazed window, tiled walls, tiled floor.

## Outside

To the front there is a gravelled area with a selection of shrubs. To the rear there are 2 patio areas, lawn, established borders and a brick built shed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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