



6 Allenby Avenue, Liverpool, Merseyside L23 0SU

Offers In Excess Of £275,000

Berkeley Shaw would like to offer FOR SALE this EXTENDED 3 BED SEMI DETACHED property which would make an ideal family home and, given its locality to popular primary and secondary schools, will be an excellent buy. The property comprises of an external porch, entrance hallway, two reception rooms, fitted kitchen to the ground floor. To the first floor are 3 bedrooms and a family bathroom. There is a garden to the rear of the property and the property is alarmed.

Make an early viewing with us on 0151 924 6000.



Front Exterior

Walled boundary, block paved drive way and front garden

Porch

4'7" x 5'10" (1.4 x 1.8)

UPVC double glazed windows with lead lined stained glass design to top windows, matching the double glazed lead lined stained glass windows surrounding the internal door, UPVC Double glazed Internal and External doors, tiled floor

Hallway

UPVC Double glazed lead lined stained glass side window, meter cupboard, tiled floor, double radiator, paneled effect walls with picture rail, staircase with carpet and understairs storage cupboard

Reception 1

10'9" x 14'1" (3.3 x 4.3)

UPVC Double glazed bay window with stained glass lead lined design to all top windows, tiled flooring, Double radiator, feature fireplace with tiled inset and walnut surround

Reception 2

14'5" x 9'6" (4.4 x 2.9)

UPVC Double glazed French doors, tiled flooring, Double radiator, feature gas inset fireplace.

Kitchen

16'8" x 9'6" (5.1 x 2.9)

UPVC Double Glazed French Doors, range of high gloss fitted base and wall units with quartz work tops with breakfast bar, inset single stainless steel sink and molded drainer, mixer tap integrated appliances, fridge freezer, electric double oven, microwave, gas hob, extractor hood, wine cooler.

Landing

Carpet, UPVC Double glazed window

Bedroom 1

12'9" x 14'1" (3.9 x 4.3)

UPVC Double glazed windows with lead lined stained glass side window,, fitted wardrobes, fitted drawer unit in bay, cushioned flooring, radiator

Bedroom 2

12'9" x 11'9" (3.9 x 3.6)

UPVC Double glazed window, fitted wardrobes, radiator, cushioned flooring.

Bedroom 3

8'2" x 3'3"29'6" (2.5 x 1'9)

UPVC Double glazed window with lead lined stained glass side window, to top, radiator and cushioned flooring.

Bathroom

7'2" x 5'10" (2.2 x 1.8)

UPVC Double Glazed window, Fully tiled walls, vynal flooring, ladder towel rail, freestanding shower cubical with combi shower, vanity sink unit with mixer taps and low level W.C with push flush

Rear Exterior

Fenced boundaries, laid lawn, block paved patio areas with mature planted borders.

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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, rooms and any other items are approximate and it is recommended to check for any errors before purchasing. The floorplans, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.

