



19 Duddingston Avenue, Liverpool, L23 0SH

Offers Over £395,000

If you are looking for the perfect family home, then look no further!

Berkeley Shaw Real Estate are delighted to offer for sale this beautifully presented and extended four-bedroom semi-detached home located on Duddingston Avenue L23. The surrounding area boasts a fantastic variety of amenities including superb schooling covering all age ranges making this the perfect purchase for a family. There is also an excellent local transport infrastructure making this the ideal buy for any commuter.

Set out across three floors, the accommodation briefly comprises; inviting entrance hall, bay fronted sitting room with feature fireplace. To the rear of the property is the real heart of the home. The fantastic open plan kitchen diner is the perfect space for entertaining guests and is flooded with natural light via bi-folding doors and four velux windows. The space boasts an open aspect through to the living room which benefits from a log burning stove, herringbone effect flooring and double doors to the rear garden. Completing the ground floor layout is a Wc and separate utility room. Ascending to the first floor, the landing provides access to two double bedrooms, a further single bedroom and a generous four-piece bathroom. The second floor provides the fourth bedroom with en-suite shower room and storage. Externally, the property has off street parking to the front and a sunny aspect rear garden with decked area, mature borders and laid to lawn. Further benefits to the home include gas central heating and double glazing.

Viewing is essential to appreciate this fantastic home!



Entrance Hall

Laminate floor, radiator, stairs to first floor & double glazed windows.

Sitting Room

Feature fireplace, double glazed windows & radiator.

Living Room

Herringbone effect laminate floor, UPVC double doors to garden, wood burning stove & radiator.

Kitchen diner

Range of wall & base units, 4 x velux windows, bifolding doors, centre island with breakfast bar, double glazed window, extractor fan, tiled splash back, ceramic sink, radiator & spotlights.

Wc

Double glazed window, Wc, basin & radiator.

Utility Room

Double glazed window & UPVC door.

Landing

Double glazed window, access to first floor rooms & stairs to second floor.

Bedroom 1

Double glazed window, laminate floor & radiator.

Bedroom 2

Double glazed window, laminate floor & radiator.

Bedroom 3

Double glazed window & radiator.

Bathroom

Corner bath, shower unit with electric shower, Wc, basin, combi boiler, 2 x double glazed windows & towel radiator.

Bedroom 4

2 x double glazed windows, velux window, radiator & storage.

En-suite shower room

Wc, basin, shower, double glazed window, extractor fan & spotlights.



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		
England & Wales	EU Directive 2002/91/EC	83

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		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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