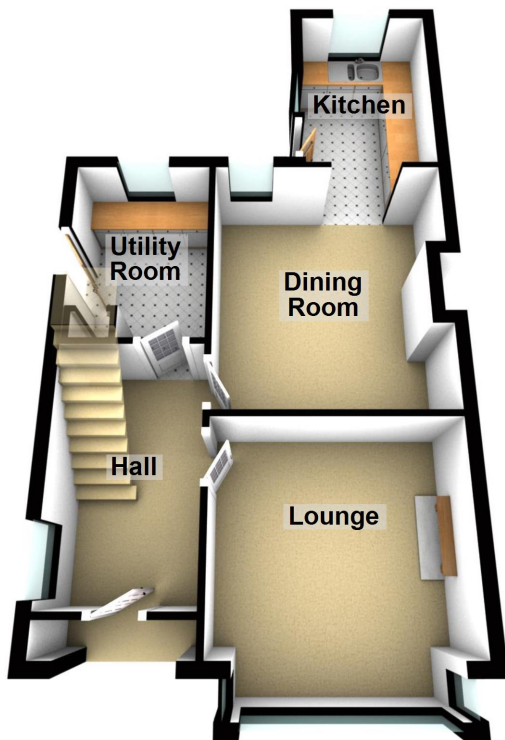




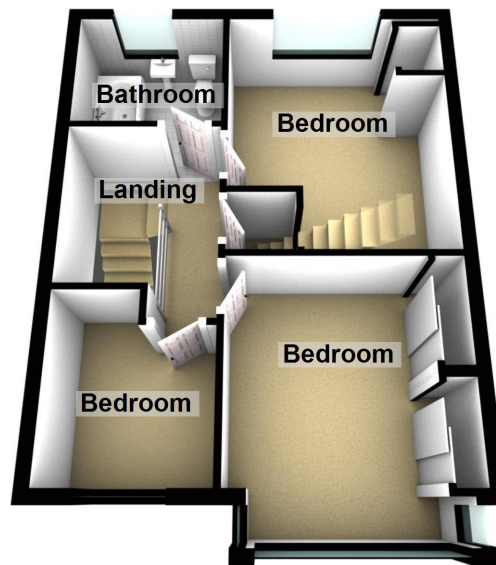
- * Three Bedroom Semi Detached
- * Two Reception Rooms
- * Open plan Kitchen Dining/Living
- * Loft Room for multiple use
- * Rear Garden
- * Cul-de-sac



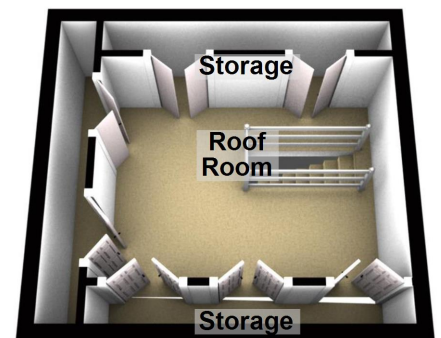
Ground Floor



First Floor



Second Floor



Seafield Avenue, Liverpool

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	56	84
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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		
	52	84
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom semi detached property benefiting from two reception rooms, the second incorporating open plan Kitchen/Dining/Living. To the first floor, this property has two double bedrooms and a single with separate access leading from the landing to the loft area that has been converted for multiple use. Situated off Endbutt Lane, Seafield Avenue is a highly sought after residential Cul-de-sac close to local amenities, excellent school networks and Public transport links. The property is gas centrally heated and double glazed.

Accommodation briefly comprises of;

Ground Floor:

Entrance Hall

Lounge - 12'0 x 11'2 (Well presented throughout, feature fireplace)

Kitchen - 10'4 x 6'7 (Intergrated units, open plan to dining area)

Utility room - 9'6 x 7'3

First Floor:

Bedroom One - 12'9 x 8'5 (Into bay window, includes dressing unit plus fitted wardrobes)

Bedroom Two - 10'5 x 10'0

Bedroom Three - 8'4 x 7'7 (Maximum)

Bathroom - 7'3 x 6'1 (L shaped bath and showerscreen)

Loft Room - 12'0 x 10'0 (Velux window with access via landing on the first floor)

Exterior:

Rear Garden (Patio area and turf)

Paved Driveway with dropped kerb for vehicle access to off road parking.

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