

Duddingston Avenue
Liverpool, L23

Freehold
£315,000



- * Four Bedroom Semi-Detached Property
- * Detached Garage
- * Open Plan Dining Room/Rear Lounge
- * Substantial Rear Garden
- * Book Your Viewing & Valuation Today



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Four Bedroom Semi-Detached Property situated in a highly sought residential area. This property benefits from two reception rooms with the second open plan with a dining area. Detached garage and substantial rear gardens.

This property is located in L23 with excellent transport links, school catchment & local amenities.

Property comprises of;

Ground Floor

Porch

Entrance Hall - 6'7' x 16'3'

Front Lounge - 14'6' x 12'9'

Dining Area (Open Plan to Rear Lounge) - 10'2' x 8'6'

Rear Lounge - 11'5' x 15'2'

Kitchen - 13'1' x 9'8'

1st Floor

Landing - 8'4' x 19'2'

Bathroom - 10'5' x 5'8' (Separate Bath & Shower cubicle)

Bedroom One - 9'6' x 14'5'

Bedroom Two - 14'7' x 11'3'

Bedroom Three - 11'1' x 9'5'

Bedroom Four - 7'7' x 11'6'

External

Detached Garage

Driveway

Front & Rear Gardens

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.