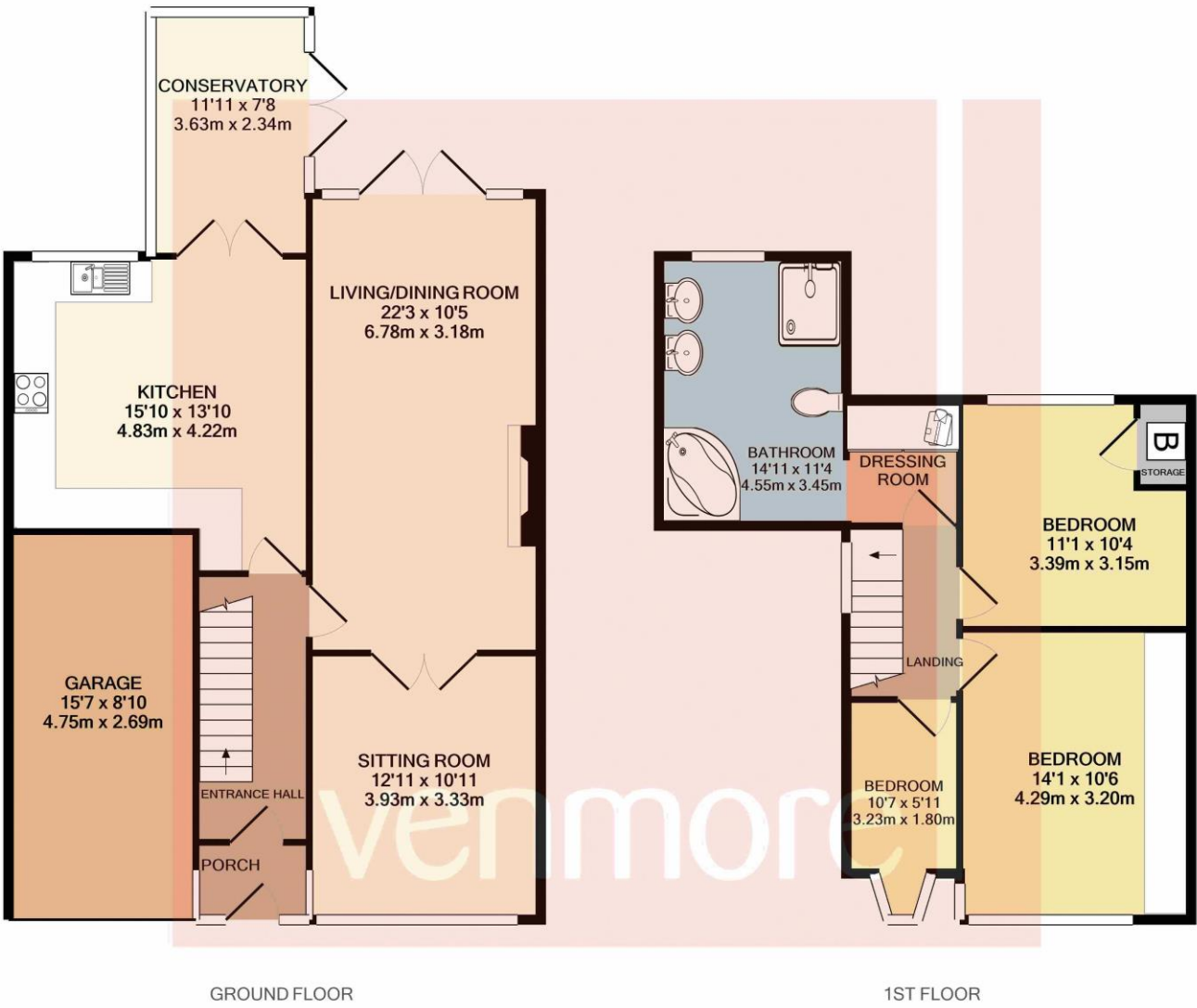
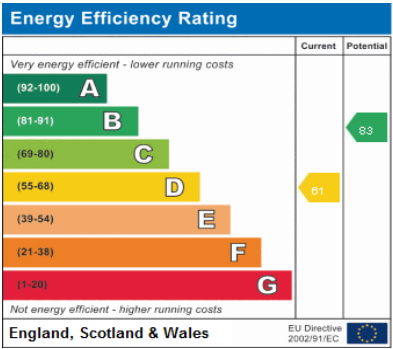


Explore the property...

EPC & Floor Plans



Measurements are approximate. Not to scale. Illustrative purposes only.
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Tenure: Freehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

Contact Venmores - Allerton
Call - 0151 733 9000

Email - allerton@venmores.co.uk

Visit - 8-10 Allerton Road Mossley Hill Merseyside



Eaton Gardens
L12 3HW

£260,000

venmore



To arrange a
viewing call us on

0151 733 9000

- Extended three bedroom semi detached home
- Sought after location
- Generous accommodation

- Ideal for a variety of buyers
- No onward chain
- Viewing encouraged

www.venmores.co.uk

About the property...

Venmore Estate Agents are delighted to bring to the sales market this extended three bedroom semi detached property. Located in the popular suburb of West Derby, the surrounding area benefits from a wide variety of amenities including shopping facilities, excellent transport facilities and schooling for all ages. Alder Hey is also easily accessible making this an ideal purchase for anybody working at the hospital. Set out across two floors and extended to the rear, the accommodation briefly comprises; entrance porch, entrance hall with WC, bay fronted sitting room, through lounge diner with french doors to the rear garden. Completing the ground floor accommodation is one of the real wow factors of the home with the spacious kitchen giving access to a timber frame conservatory. The kitchen boasts a range wall & base units, ceramic sinks and a selection of integrated appliances including dishwasher, electric oven, electric hob and fridge freezer. Ascending to the first floor, the bright landing gives access to three generously sized bedrooms and a four piece bathroom complete with dressing area. Externally, the property offers a block paved driveway with off street parking, garage and sunny aspect rear garden with mature boarders, patio area and lawned area. Further benefits to this property include no onward chain, gas central heating and double glazing. Viewing is strongly encouraged to appreciate all this family home has to offer.

About the location...

Eaton Gardens runs between Blackmoor Drive and Eaton Road in the popular suburb of West Derby. The area boasts a wide variety of amenities including excellent transport facilities with the M62 motorway network and Queens Drive within easy access. A

