

# Ian Anthony

The Estate Agents



DO YOU HAVE A  
PROPERTY LIKE THIS?  
WHY NOT CALL IAN ANTHONY FOR A FREE VALUATION

**01695 580888**



**Kilmarnock Kenyons Lane, Liverpool, L31 0BP**

**Asking Price £369,950**

NO UPWARDS CHAIN! Ian Anthony are excited to bring to market this three bedroom true bungalow on Kenyons Lane, Lydiate. The property offers almost 1200q ft of accommodation. Situated on large plot this property boasts an entrance hall, living room, orangery style dining room, kitchen, internal hallway, master bedroom with en-suite, two further bedrooms and a family bathroom. The exterior of the property is host to an expansive rear garden with mature plantings, whilst to the front there is ample off-road parking behind gates and access to an integral garage. We invite interested parties to view to fully understand what this property has to offer.

## PORCH 6'5 x 3'7 (1.96m x 1.09m)



Sliding glass door into porch and a wood door into the property. Large storage cupboard.

## ENTRANCE HALL 7'11 x 5'10 (2.41m x 1.78m)



Windows and wood door to the front aspect. Door into both the living room and an additional internal hall.

## LIVING ROOM 15'10 x 11'10 (4.83m x 3.61m)



Window to the front aspect and an electric fireplace with tile hearth and surround. Door to bedroom three and the dining room.

## DINING ROOM 16'3 x 9'10 (4.95m x 3.00m)



Extended dining room with orangery style windows to the rear aspect and a sliding window/door into the rear garden.

## KITCHEN 13'0 x 9'10 (3.96m x 3.00m)



Window to the rear aspect. Matching wall and base units with integrated fridge, freezer and stainless steel sink. There is also space and plumbing for an oven and washer/dryer. Part-tiled walls around worksurfaces and a door into the rear garden.

## INTERNAL HALL 12'1 x 2'10 (3.68m x 0.86m)



Window to the rear aspect. Loft access and built-in storage cupboards. Access to the master bedroom, bedroom two and family bathroom.

## MASTER BEDROOM 14'9 x 12'7 (4.50m x 3.84m)



Windows to the front and side aspects.

## EN-SUITE 5'1 x 3'5 (1.55m x 1.04m)



Containing a WC, pedestal hand wash basin and extractor fan.

## BEDROOM TWO 12'10 x 12'7 (3.91m x 3.84m)



Window to the side aspect and fitted wardrobes around and over bed.

## BEDROOM THREE 12'4 x 10'0 (3.76m x 3.05m)



Window to the front aspect. Ideal for use as an additional reception room.

## FAMILY BATHROOM 9'1 x 5'10 (2.77m x 1.78m)



Window to the rear aspect. Bathroom comprises of a bath, cabinet shower, WC, pedestal hand wash basin and extractor fan. Tiled walls.

## OUTSIDE

### FRONT ASPECT



Block paved patio front aspect with gated access to off-road parking and further access to the garage.

### GARAGE

Up-and-over door and a door accessible from the rear garden.

## REAR GARDEN



Stunningly presented rear garden with huge amounts of lawn space and an array of established, mature plantings. These include trees, bushes and flowers. There is also a greenhouse, garden shed and a band stand style gazebo. Side access to the front of the property

## CLAWBACK Clause

PLEASE NOTE: This property is subject to a Clawback. We understand the Clawback is over a period of 25 years and 25% of the uplift in value being payable to the previous owner. The Clawback would be triggered if more than 1 Dwelling was to be Granted Permission/Built on the land. Buyers should satisfy themselves that the above information is correct before progressing.

## ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

## ENERGY PERFORMANCE RATING

The property's current energy rating is 70. It has the potential to be 83.

## LOCAL AUTHORITY

Sefton Borough Council, Council Tax - Band D.

## SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## TENURE

PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

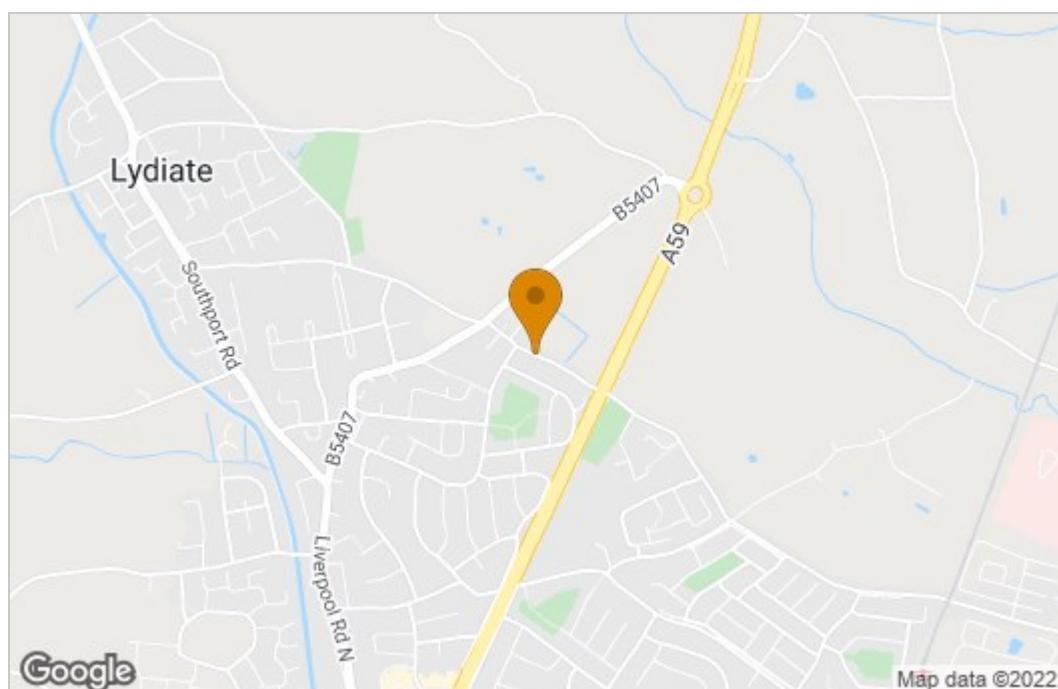
## VIEWINGS

Viewing strictly by appointment through the Agents.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.