



## 5 Bonnington Avenue

, Liverpool, L23 7YJ

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## **Porch**

A charming enclosed entrance porch featuring leaded windows, a decorative glazed front door and painted timber panelling, creating a bright and welcoming approach to the home while offering useful separation from the main hallway.

## **Entrance Hall**

A generous and inviting entrance hallway with dark wood flooring, recessed lighting and an elegant staircase with timber handrail and black spindle balustrade. Neutral décor and decorative panelling create a bright, well-presented introduction to the home.

## **Lounge**

A generously proportioned and beautifully presented lounge with a wide leaded bay window allowing plenty of natural light. The room features dark wood flooring, a decorative feature wall and an attractive fireplace with log-burning stove, creating a warm and comfortable living space.

## **Living / Dining Area**

An impressive open-plan living and dining space (open to kitchen) with dark wood flooring, recessed lighting and French doors opening to the rear garden. The living area features a fireplace with log-burning stove.

## **Kitchen Area**

A striking open-plan kitchen and breakfast area, fitted with a comprehensive range of contemporary units, contrasting work surfaces and a substantial central island with inset sink and breakfast bar seating. The space is enhanced by vaulted ceiling

sections with skylights, pendant lighting and recessed spotlights, creating a bright and sociable setting ideal for family life and entertaining.

The kitchen includes integrated appliances, a gas hob with extractor above, tiled flooring to the kitchen zone and French doors with attractive leaded glazing opening directly onto the rear garden.

## **Inner Hall**

Door leading to integral garage

## **W.C.,**

Low level W.C. and wash hand basin

## **First Floor Landing**

A large leaded window allowing natural light to flood the stairwell. The space is finished with neutral décor and soft carpeting, with an attractive timber handrail and black spindle balustrade adding character. Doors lead off to the principal first floor accommodation.

## **Bedroom One**

A bright and spacious principal bedroom enjoying a wide leaded bay window to the front, complemented by neutral décor, soft carpeting and generous proportions suitable for a large bed and substantial bedroom furniture.

## **Bedroom Two**

A generous double bedroom with wide leaded window, neutral décor, fitted carpet and a range of fitted mirrored wardrobes.

## **Bedroom Three**

A good-sized third bedroom enjoying natural light

from a wide leaded front window, finished with neutral décor, fitted carpeting and recessed ceiling spotlights.

### **Bedroom Four /Study**

A versatile fourth bedroom currently used as a home office, with fitted desk space, shelving, neutral décor and fitted carpeting.

### **Bathroom**

A stylish and spacious four-piece bathroom featuring a panelled bath, separate walk-in shower with glass screen, wall-hung wash basin and WC. Finished with contemporary large-format tiling, mosaic shower detailing and a chrome heated towel rail.

### **Garage & Parking**

An integral garage set behind double doors and approached via the attractive block-paved driveway, offering practical parking, storage or workshop potential.

### **Garden**

A beautifully landscaped rear garden with generous lawn, mature planting and curved

block-paved patio areas, ideal for outdoor dining and entertaining.



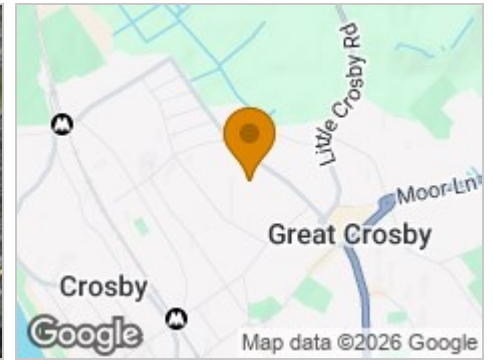
## Road Map



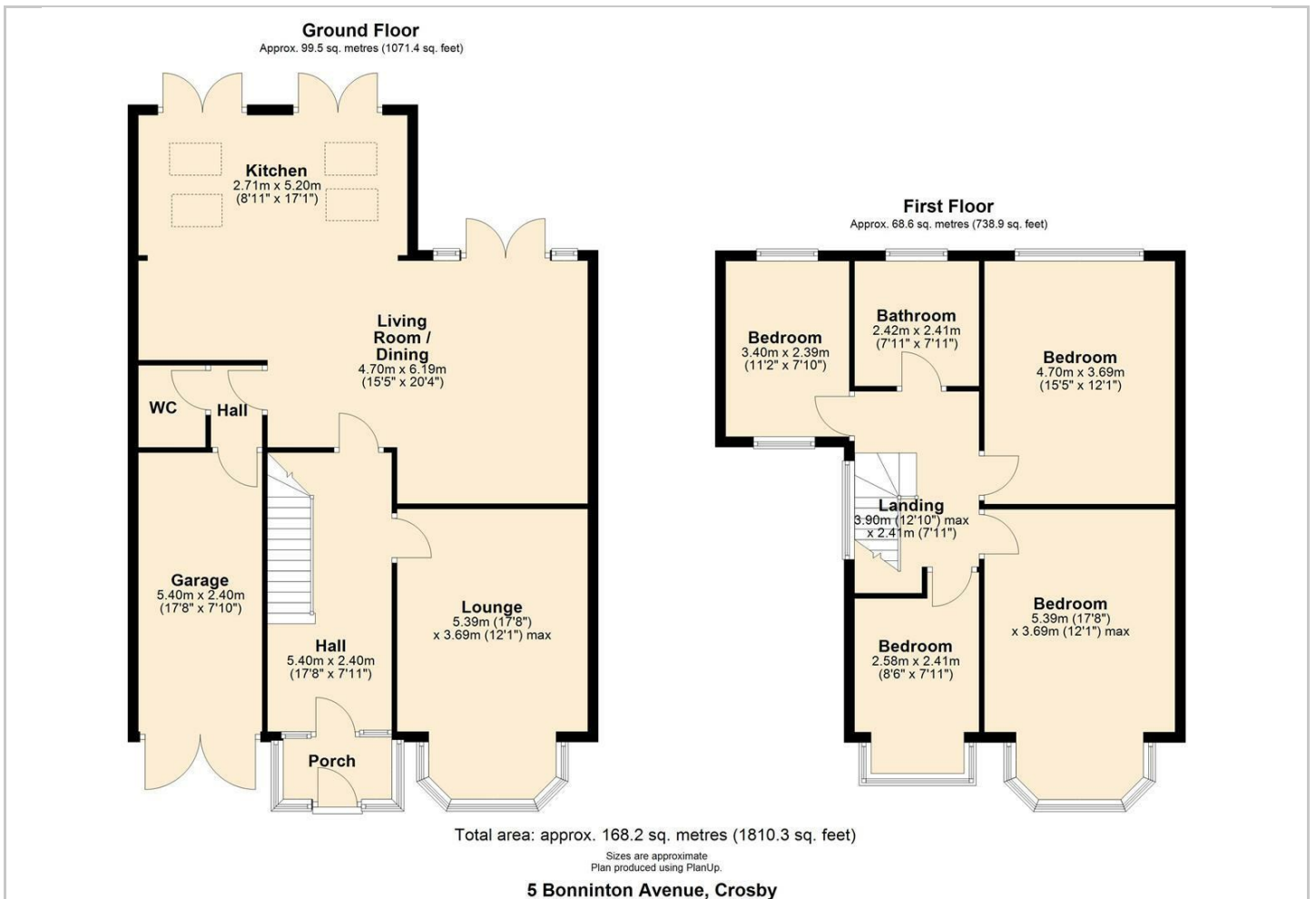
## Hybrid Map



## Terrain Map



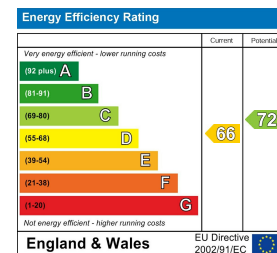
## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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