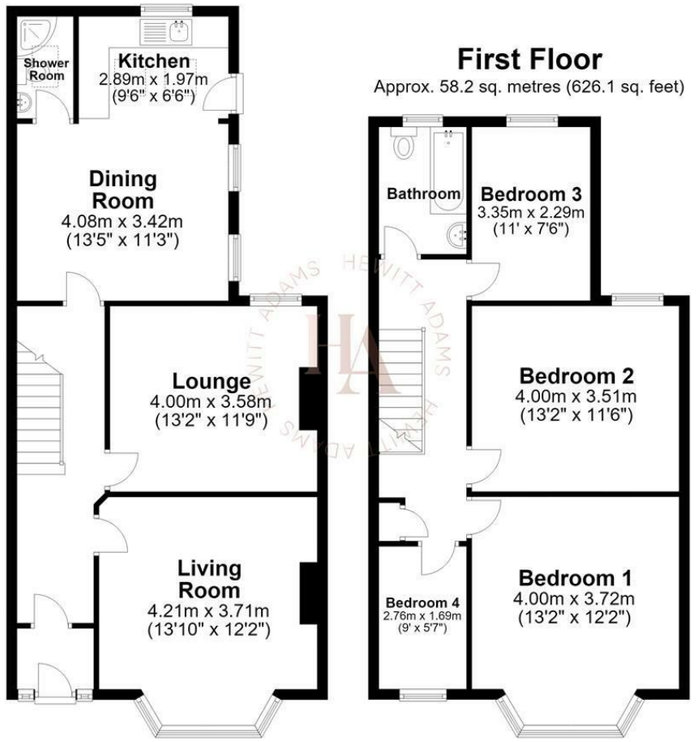
Ground Floor

Approx. 67.2 sq. metres (722.9 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.1 sq. feet)

Total area: approx. 125.3 sq. metres (1348.9 sq. feet)
For illustration purposes only - not to scale

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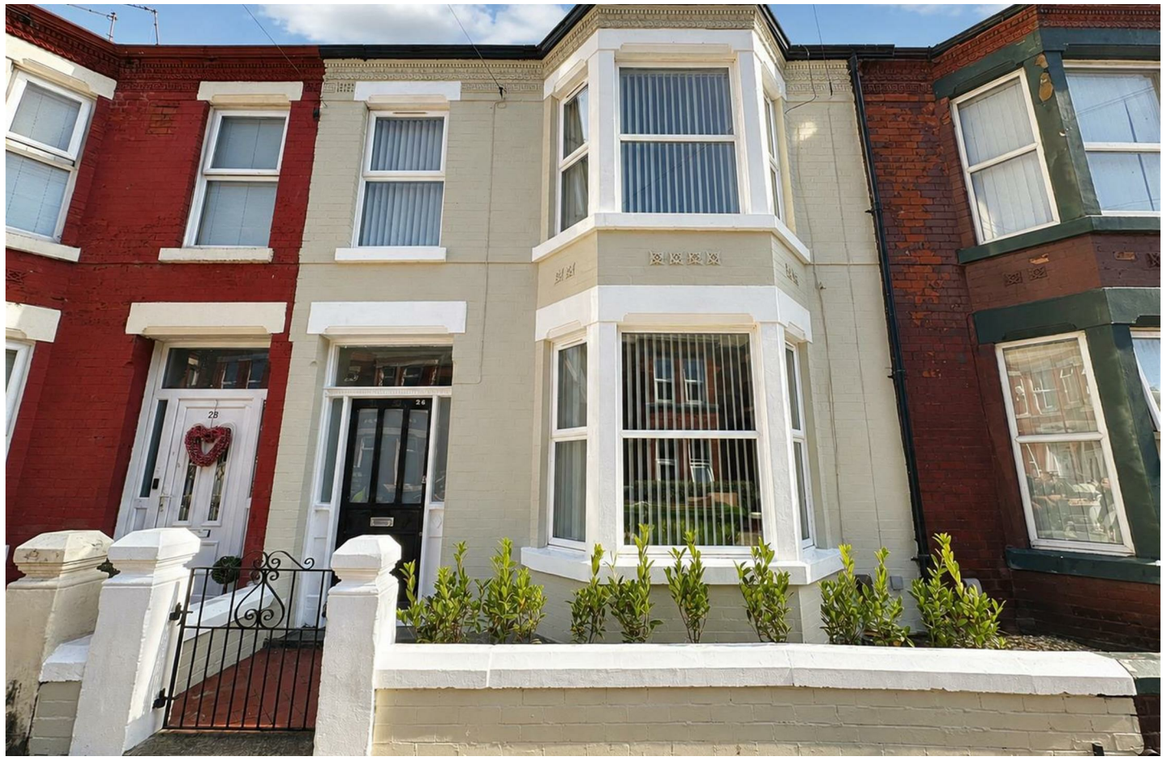

Evered Avenue, Liverpool, L9 2AF

£185,000

4 Bedroom | 2 Reception | 2 Bathroom | D

Gorgeous Four-Bedroom Period Terrace in the Heart of Walton

Hewitt Adams are delighted to offer to the market, with no onward chain, this recently refurbished four-bedroom mid-terrace period home, ideally positioned on the popular Evered Avenue in Walton. Located just a short walk from the park, excellent transport links and local amenities, the property is presented in fantastic condition and offers genuinely turnkey accommodation. Ideal for young families and investors alike, the property boasts four bedrooms, two spacious reception rooms and a superb extended kitchen diner. Its generous proportions also offer clear potential for those considering HMO use, subject to the necessary consents and licensing requirements.

The property has undergone an extensive programme of refurbishment, including a new kitchen, refurbished bathrooms, redecoration, partial new flooring, and landscaping to the rear garden. Having previously been extended, one of the standout features is the impressive open-plan kitchen diner, which provides an excellent space.

In brief, the accommodation comprises an entrance porch, welcoming hallway, lounge and separate dining room, with both reception rooms featuring exposed brick chimney breasts that create fantastic focal points. To the rear is the spacious extended kitchen diner with newly fitted kitchen, along with a convenient downstairs shower room. To the first floor are four well-proportioned bedrooms and a stylish family bathroom.

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Front Entrance
Into;

Porch
Door into;

Hall
Staircase, radiator

Lounge
13'1" x 11'7" (4.00 x 3.54)
Exposed brick chimney breast, radiator, power points, double glazed window

Dining Room / Living Room
13'9" x 12'2" (4.21 x 3.71)
Exposed brick chimney breast, radiator, power points, double glazed window

Extended Kitchen Diner
20'0" x 11'2" (max) (6.1 x 3.42 (max))
NEW kitchen with integrated appliances, inset sink, double glazed window, side door to garden, Velux, radiator, power points

Shower-Room
Comprising shower, low level w.c, wash hand basin, towel rail

UPSTAIRS

Bedroom
13'1" x 12'2" (4.00 x 3.72)
Double glazed window, radiator, power points

Bedroom
13'1" x 11'6" (4.00 x 3.51)
Double glazed window, radiator, power points

Bedroom
10'11" x 7'6" (3.35 x 2.29)
Double glazed window, radiator, power points

Bedroom
9'0" x 5'6" (2.76 x 1.69)
Double glazed window, radiator, power points

Bathroom
Comprising bath with shower above, low level w.c, wash hand basin, towel rail

EXTERNALLY
Externally, the property benefits from on-street parking and a landscaped rear yard

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