



finding houses, delivering homes



## 10 Newborough Avenue

Mossley Hill, Liverpool, L18 1JD

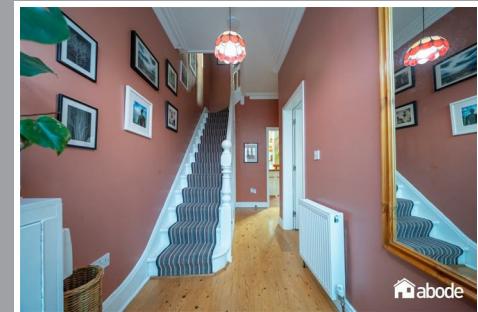
**Offers over £390,000**



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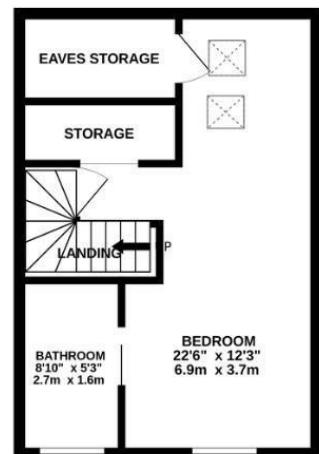
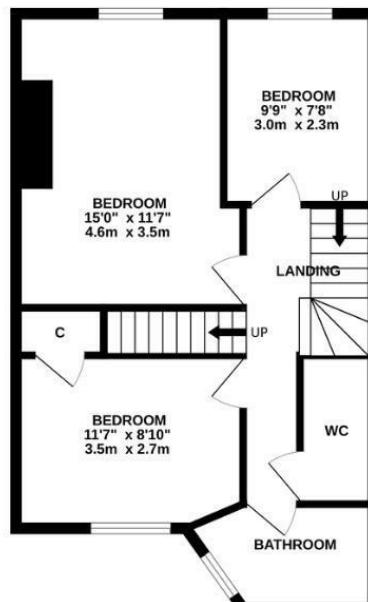
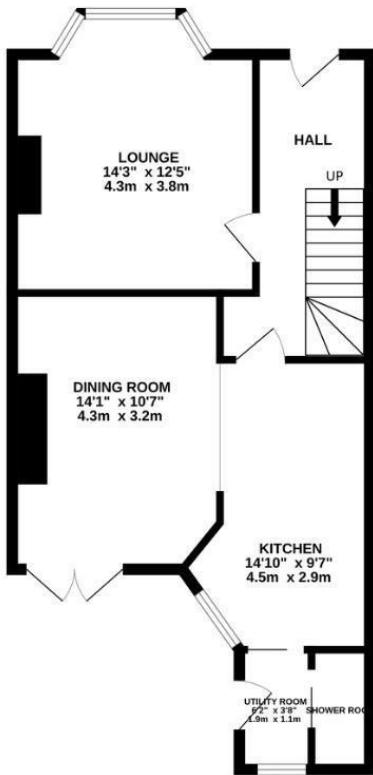
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GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR  
505 sq.ft. (47.0 sq.m.) approx.

2ND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 1402 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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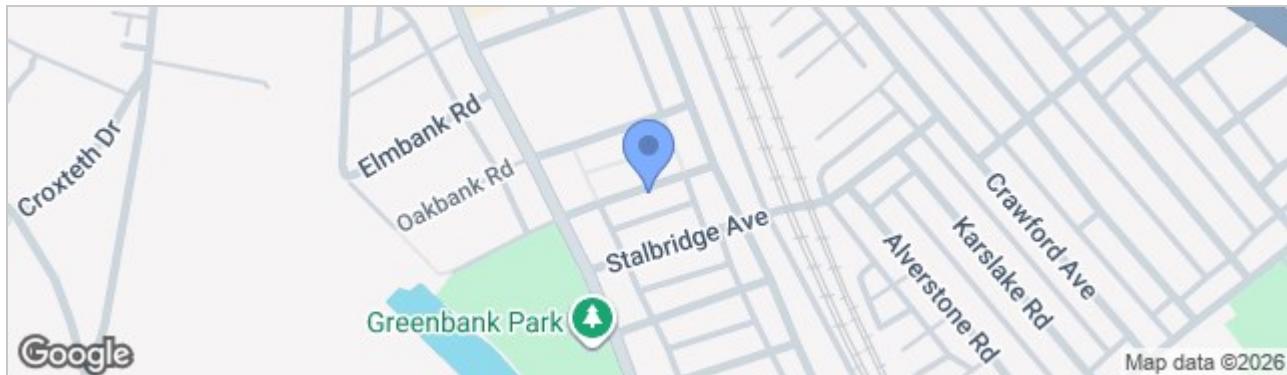
Tel: 01516013003



 abode



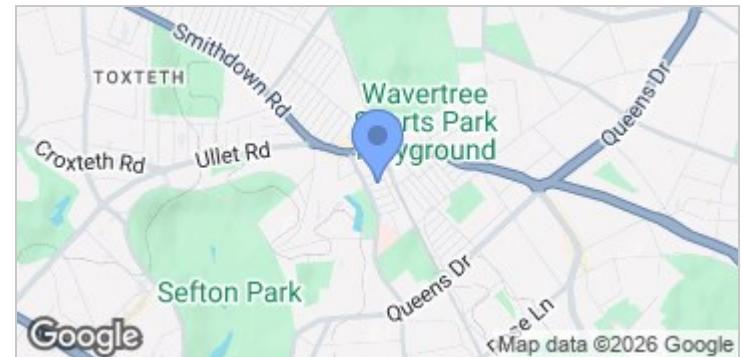
## Road Map



## Hybrid Map



## Terrain Map



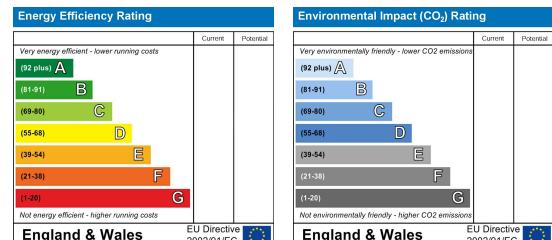
- SUPERBLY PRESENTED THROUGHOUT
- HIGHLY SOUGHT AFTER L18 LOCATION
- WALKING DISTANCE TO BOTH GREENBANK & SEFTON PARK
- FOUR BEDROOM FAMILY HOME
- SPACIOUS OPEN PLAN KITCHEN & DINING ROOM
- UTILITY ROOM & DOWNSTAIRS CLOAKS
- THREEE BATHROOMS
- BEAUTIFULLY WALLED COURTYARD TO REAR
- EXCELLENT LOCAL SCHOOLS
- CALL NOW FOR EARLY VIEWING

## Viewing

Please contact our Allerton Office on 01516013003 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Energy Efficiency Graph



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