



## 34 Brooklands Avenue

, Liverpool, L22 3XZ

**Asking price £250,000**



This modern semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a well-designed layout, featuring two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home is the open-plan kitchen and dining area, which seamlessly connects to the garden, making it perfect for both everyday living and hosting gatherings.

This charming residence offers three generously sized bedrooms, ensuring plenty of room for family members or guests. The large, contemporary bathroom is designed with modern fixtures, providing a comfortable and stylish space for your daily routines.

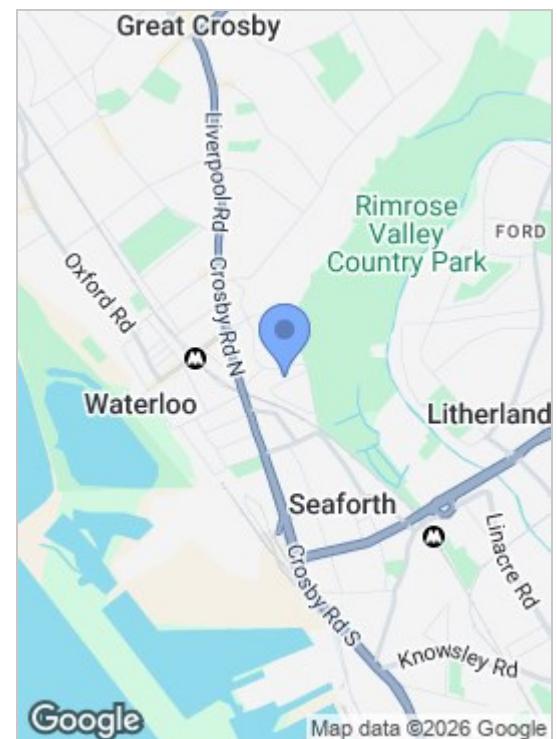
Externally, there is easy-maintenance garden is ideal for those who wish to enjoy outdoor space without the burden of extensive upkeep.

Situated in a fantastic location, this home is conveniently close to local amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away. This property is not just a house; it is a wonderful place to call home, offering both comfort and convenience in a vibrant community.

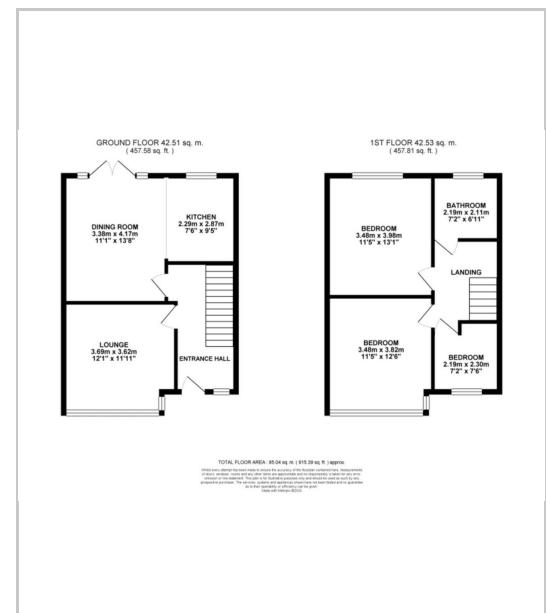
Council tax band B



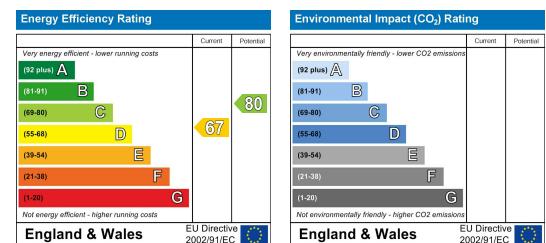
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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