



### 45 Edgemoor Road, Liverpool, L12 9JE

**Offers around £340,000**

Alpha-move are delighted to offer this fantastic four bedroom extended semi-detached in a sought after location on Edgemoor Rd L12, close to schools, local amenities and major transport links. The layout starts with a porch, wide hallway, front dining room, rear lounge and open plan kitchen diner on the ground floor, whilst on the first floor there are two double bedrooms with fitted wardrobes, smaller bedroom and four piece family bathroom with a party finished master bedroom and en-suite. The property also has stair access to the loft which offers plenty of space for storage. Externally, there is a small mature garden and driveway for off street parking at the front, with a mature garden and patio to the rear also. This property is mainly in good condition but requires some finishing touches to the extension and represent a super opportunity for a large spacious family home. Early viewing essential. Offered with no chain.



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## Entrance Porch

7'8" x 3'6" (2.36 x 1.07)

## Entrance Hall

17'1" x 6'5" (5.23 x 1.97)

Understairs cupboard, radiator.

## Reception Room One

13'9" x 12'10" (4.21 x 3.93)

Upvc bay window to front aspect.

## Reception Room Two

14'4" x 12'10" (4.39 x 3.93)

Gad fire inset, radiator, patio doors to rear aspect.

## Kitchen

15'5" x 9'1" (4.72 x 2.79)

Kitchen comprises of various wall and base units, fridge freezer, washing machine, oven, hob, extractor fan, upvc windows and doors to rear aspect.

## Dining Room

22'1" x 9'2" (6.75 x 2.81)

Radiator, upvc window to rear aspect.

## Bedroom One

13'10" x 11'4" (4.23 x 3.46)

Fitted wardrobes, radiator, upvc bay window to rear aspect.

## Bedroom Two

13'7" x 11'4" (4.16 x 3.46)

Fitted wardrobes, radiator, upvc window to rear aspect.

## Bedroom Three

7'8" x 7'7" (2.36 x 2.32)

Radiator, upvc window to rear aspect.

## Bedroom Four

17'4" x 9'3" (5.29 x 2.83)

Radiator, upvc window to front aspect.

## Bathroom

8'11" x 6'11" (2.73 x 2.12)

Bath with shower over, wc, wash hand basin, radiator, upvc window to rear aspect.

## En-suite

7'8" x 5'10" (2.36 x 1.78)

Upvc window to rear aspect. Soil access. Towel radiator. Extractor fan.

