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### 4 Hilary Avenue, Liverpool, Merseyside, L14 6TN

Offers around £220,000

Alpha-move are delighted to offer this fantastic three bed extended semi in a sought after location on Hilary Ave L14, close to schools, local amenities and major transport links. The layout consists of a porch, hallway, front living room thru to rear dining area, wc and galley kitchen on the ground floor, with two double bedrooms, family shower room and smaller bedroom on the upper floor. Externally, there is a paved frontage with a low maintenance garden and patio to the rear also. This property has been modernised and is in turnkey condition and would be ideal for first time buyers and young families. Early viewing essential.



# 4 Hilary Avenue, Liverpool, Merseyside, L14 6TN

## Porch

7'8" x 3'0" (2.34m x 0.92m)

UPVC Front door and windows.



## Hallway

14'0" x 5'5" (4.28m x 1.67m)

Radiator, meter cupboard and window to front aspect.



## Reception Room One

13'0" x 10'11" (3.97m x 3.33m)

Radiator, upvc bay window to rear aspect, gas fire and surround.



## Reception Room Two

11'5" x 10'11" (3.49m x 3.34m)

Radiator, upvc door to rear aspect.

## Through Room Length

25'2" x 10'11" (7.68m x 3.34m)

## Kitchen

15'6" x 7'4" (4.73m x 2.25m)

UPVC window to rear aspect, wall and base units, oven, hob and extractor.



## Bedroom One

13'6" x 10'4" (4.14m x 3.16m)

Radiator, upvc window to rear aspect.

## Bedroom Two

11'3" x 11'1" (3.43m x 3.38m)

Radiator, upvc window to rear aspect, fitted wardrobes.

## Bedroom Three

8'4" x 6'9" (2.56m x 2.08)

Radiator, upvc window to front aspect.

