



16 Kenyons Lane, Liverpool, Merseyside L31 0BR

Asking price £295,000

Viewings are essential to appreciate this thoughtfully EXTENDED and well presented SEMI detached house. This SPACIOUS family accommodation benefits from a South facing rear garden, GAS central heating, DOUBLE GLAZING briefly comprises; Porch, Entrance Hall, Living room, Dining Room, Dining Kitchen, BEDROOM FOUR/Reception 3, En-suite Shower room, to the first floor: THREE DOUBLE bedrooms, bathroom with separate W.C.. Outside, there is a driveway leading to a garage and gardens front and rear. Rear garden benefits from not being directly overlooked.

Situated in the sought after residential location of Lydiate and having great transport links, schooling and shopping facilities as well as being in a rural location.

An early internal inspection is highly recommended.

- Semi Detached House
- Two Bathrooms
- Two Reception Rooms
- Viewing Essential
- Extended Property
- Driveway & Garage
- Dining Kitchen
- Four Bedrooms
- Good size Corner Plot
- Gardens Front and Rear

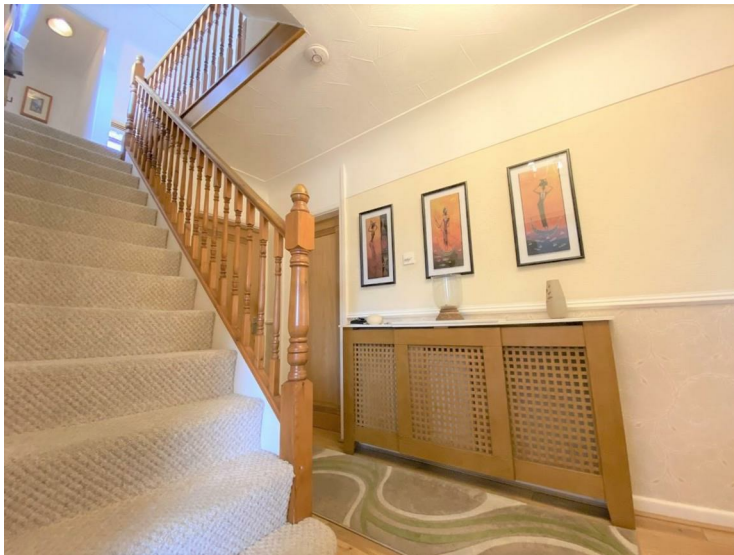
Porch

Amitico flooring with Double glazing windows, radiator, ceiling lighting and seating area. Inset stain glass panel door leading to:



Entrance Hall

Wood laminate flooring, radiator, ceiling lighting, under stairs storage, doors to all downstairs rooms.



Living Room

Splay bay double glazed window, carpet flooring, feature fire surround and hearth, radiator, double doors leading to;



Dining Room

Vinyl flooring, radiator, Double glazed french patio doors and floor to ceiling side windows, leading to rear garden, Open to;

Dining Kitchen

Double glazed windows with rear aspect, Wall, base and drawer units with work surfaces, Integrated Sink and drainer unit, fridge, dishwasher, oven, gas hob and extractor hood.. Space for freezer and plumbing for washing machine. Breakfast bar, Tiled splash back ceiling lighting and internal door leading to back door allowing access to rear garden.



Bedroom Four/Reception 3

Wood laminate flooring, Sliding Patio doors to front access, Radiator. Double glazed lead window to side, door to:

En-Suite Wet room

Frosted double glazed window, Part tiled walls and floor, Electric Shower, Glazed screen, Low level w.c, Wash hand basin with vanity unit. Cupboard housing boiler.



First Floor Landing

Double glazed window, carpet flooring, doors to all rooms. Loft hatch with pull down ladder.

Bedroom One

Double Bedroom, Front facing splay bay double glazed window, carpet flooring, radiator, wall to wall mirrored wardrobes



Bedroom Two

Double Bedroom. Rear facing, carpet flooring, radiator, double glazed window.



Bedroom Three

Double Bedroom. Front facing, double glazed window, radiator..



Family Bathroom

White suite comprising panel bath with shower over, wash hand basin with vanity unit. Part tiled walls. Double glazed window.

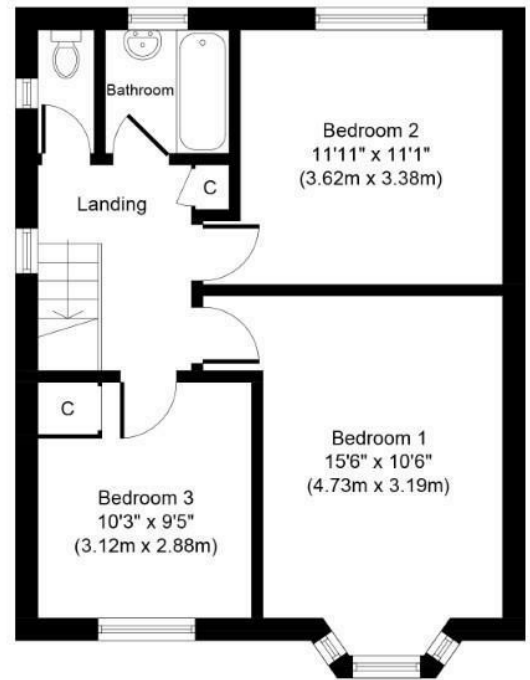
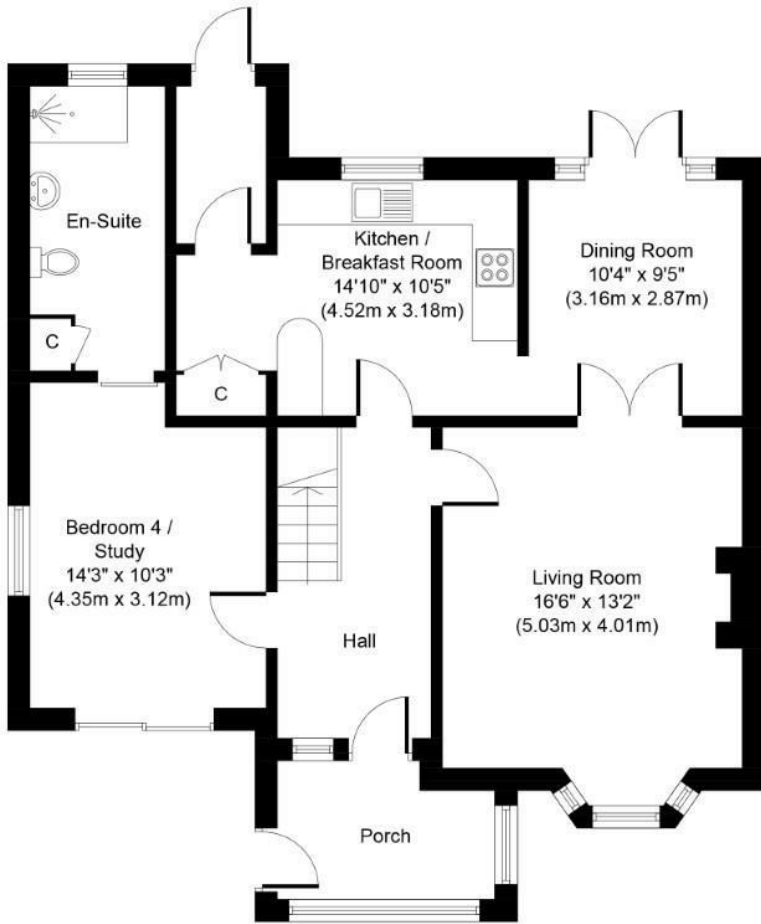
Separate Toilet

Low level W.C.

Outside

To the front the corner plot is hard landscaped with established evergreens, providing access to the front and rear via side access. To the rear there is a good size south facing garden, benefitting from not being directly overlooked which is laid to lawn with borders with an array of planters. Large flagged patio with sunny disposition. There is a driveway leading to garage, set behind gates, with pedestrian gate accessing the property.

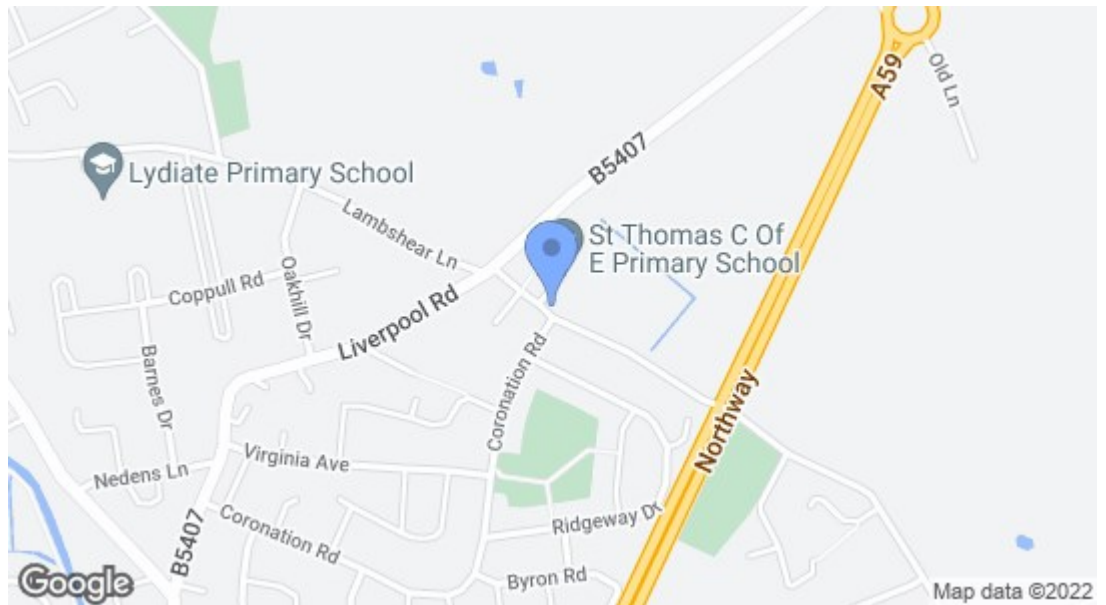




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	57
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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