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SALES | LETTINGS | MANAGEMENT



19 Walton Hall Avenue, Liverpool, L4 6UD

Offers in excess of £200,000

Nestled in the desirable area of Walton Hall Avenue, Liverpool, this beautifully presented mid-terraced residence offers a perfect blend of modern living and comfort. The property boasts four spacious bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining or relaxing with family. The modern fitted kitchen seamlessly connects to the dining room, creating a wonderful space for family meals and gatherings. The contemporary design throughout the home ensures a stylish yet functional living environment.

The property also features a well-appointed family bathroom, designed with modern fixtures to cater to your daily needs. Outside, the town-style rear garden offers a charming outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

This home is not only a delightful place to live but also conveniently located, making it an excellent choice for those looking to settle in a vibrant community. With its modern amenities and spacious layout, this mid-terraced house is a fantastic opportunity for anyone seeking a new home in Liverpool.

Enclosed Porch



With built in storage cupboard housing meters, feature tiled flooring, uPVC frosted glass panelled door, glass panelled door to hallway.

Hallway



With stairs leading to first floor, laminate flooring, radiator.

Front Lounge

13'5" x 12'5" (4.1m x 3.8m)



With uPVC double glazed bow bay window, laminate flooring, radiator, feature fireplace with cast iron effect and tiled surround, open archway to rear reception room.

Rear Lounge

14'1" x 9'2" (4.3m x 2.8m)



With laminate flooring, radiator, patio doors leading to rear garden.

Modern fitted kitchen and dining room

27'2" x 11'1" (8.3m x 3.4m)



With range of matching wall and base units, rolled edged work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, wall mounted combi boiler, tiled walls, laminate flooring, two uPVC double glazed windows, uPVC double glazed door to rear garden.

Split Level Landing



With doors to all first floor rooms.

Front Bedroom 1

13'5" x 11'1" (4.1m x 3.4m)



With uPVC double glazed bow bay window, radiator.

Front bedroom 2

8'10" x 7'2" (2.7m x 2.2m)



With uPVC double glazed window, radiator.

Rear Bedroom 3

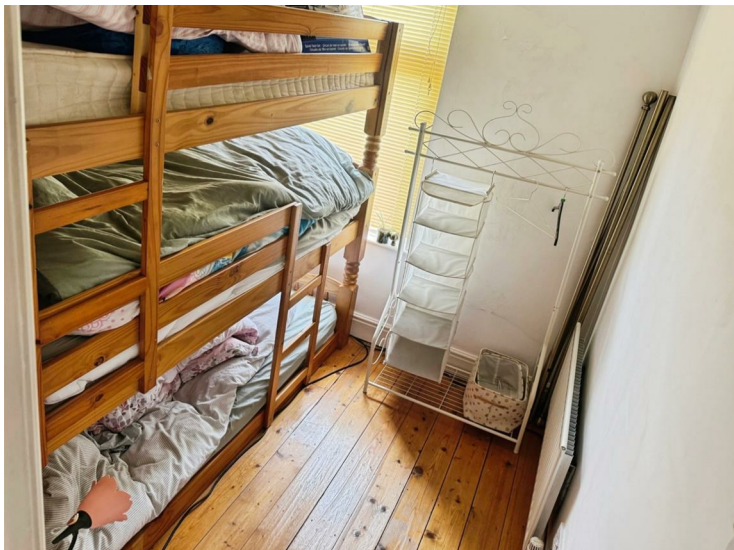
14'1" x 8'10" (4.3m x 2.7m)



With uPVC double glazed window, radiator.

Rear Bedroom 4

7'10" x 7'2" (2.4m x 2.2m)



With uPVC double glazed window, radiator.

Family Bathroom

13'1" x 8'6" (4m x 2.6m)

With four piece white suite comprising of built in shower cubicle with electric shower, panelled bath with mixer tap and shower attachment over, low level W.C., pedestal wash hand basin, laminate flooring, part tiled walls, radiator, built in storage cupboard, uPVC frosted glass double glazed window to side elevation.

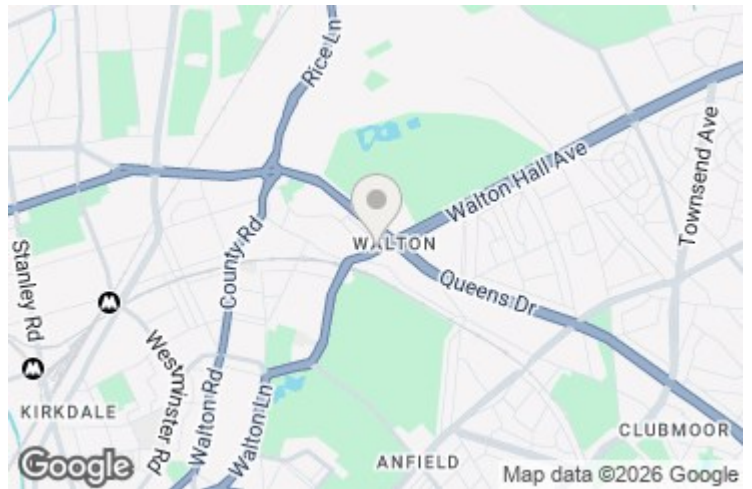
Front forecourt

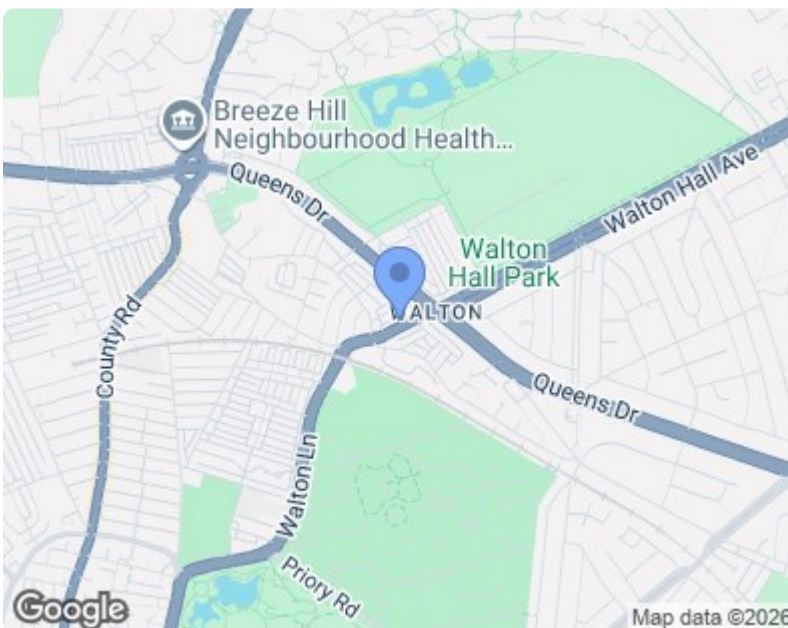
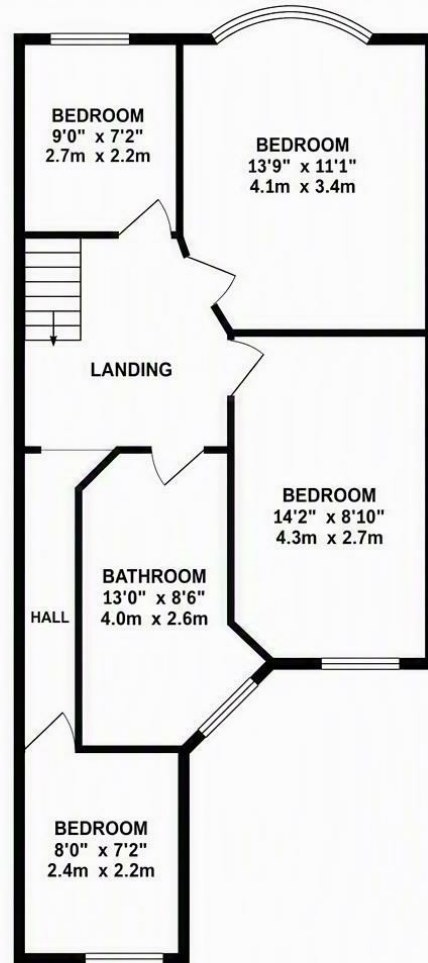
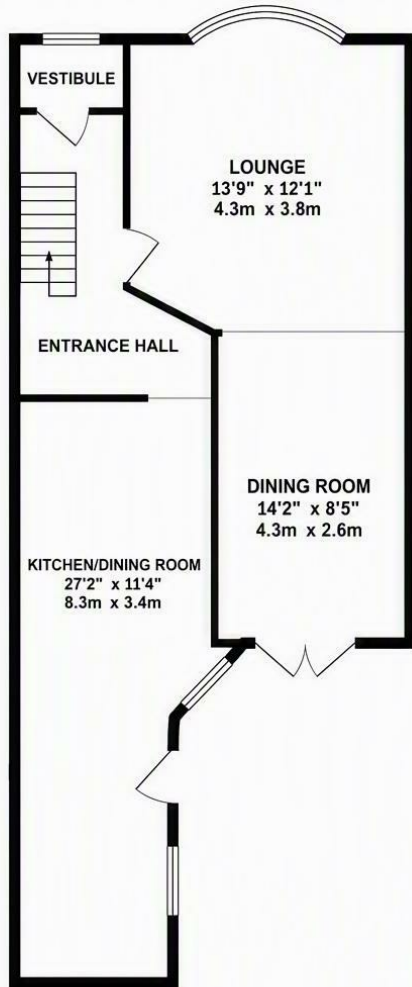
With paved pathway, walled and cast iron effect boundaries, planting area.

Town style rear garden



With block paved patio area and raised patio area, walled boundaries, rear gate access to alleyway with secure alley gate entry.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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	