



17 Windle Avenue, Liverpool, L23 9ST
Offers Over £300,000

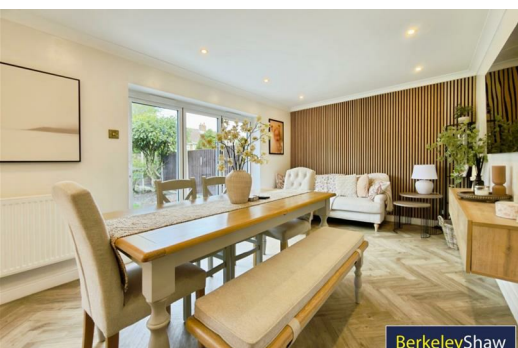
A truly ****show-stopping, fully renovated four-bedroom semi-detached home****, finished to an exceptional standard with high-quality specifications throughout. This beautifully presented property offers spacious, contemporary living ideal for modern family life and is ready to move straight into.

At the heart of the home is a stunning ****open-plan kitchen, living and dining space****, expertly designed and supplied by Caldera. This impressive room features a stylish central island and elegant quartz splashbacks, complemented by high-end finishes throughout, making it perfect for both everyday living and entertaining. Patio doors open onto a sunny, newly landscaped rear garden with a fresh lawn, providing an ideal setting for summer enjoyment.

The ground floor further benefits from a separate front lounge or family room, offering a cosy and versatile additional reception space. There is also a convenient downstairs WC and a well-appointed laundry/utility room housing a Vaillant boiler.

Upstairs, the property continues to impress with four generously sized double bedrooms, all beautifully presented, alongside a contemporary family bathroom complete with both a bath and a separate shower cubicle.

Additional features include plantation shutters throughout, triple-glazed windows for enhanced comfort and efficiency, and high-quality oak internal doors. Externally, the property offers driveway parking for two to three



Hall

Utility/Laundry

6'10" x 6'6" (2.10 x 2.0)

WC

Family Room

12'9" x 10'5" (3.90 x 3.20)

Kitchen/Living/Dining Room

11'1" x 10'5" (3.40 x 3.20)

Quartz Work tops and splashbacks, Herringbone LVT flooring, Fitted Kitchen with island from Caldera

Sitting/Dining Room

15'8" x 10'5" (4.80 x 3.20)

Bedroom 1

14'1" x 9'10" (4.30 x 3.0)

Bedroom 2

13'1" x 9'2" (4.0 x 2.80)

Bedroom 3

13'1" x 8'6" (4.0 x 2.60)

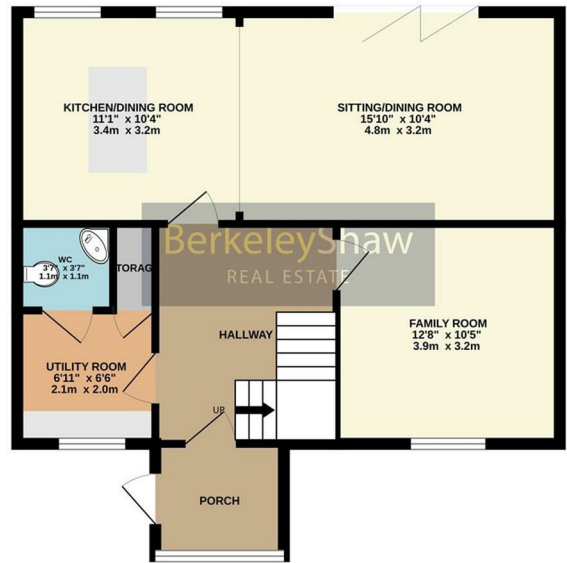
Bedroom 4

9'10" x 9'2" (3.0 x 2.80)

Family Bathroom

7'10" x 5'10" (2.40 x 1.80)

GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



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	85

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	



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