



**For Sale**

**2 Nottingdale Avenue, Liverpool**

**£375,000**

**3**

**2**

**2**

**2884.7 sq ft**

**1011.8 sq ft**

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**Immaculately presented detached family home with large rear garden in a popular residential area.**

It is a pleasure to introduce to the sales market this picture perfect three-bedroom detached family home. The property is situated on a quiet road in popular Gateacre Village just a short walk from the shops and the local cafes and restaurants of Woolton Village.

The ground floor comprises of an entrance hall, leading to the bright and homely living room with bay window. This room also has an understairs storage cupboard. Accessed from the living room is the feature open-plan kitchen, dining and living space, which benefits from two skylights and French doors to the garden which creates lots of natural light. The kitchen itself is fitted with integrated units and is modern in design. There is also a downstairs cloakroom.

Tenure - Freehold

EPC Rating - B

Council Tax Band - E

Local Authority - Liverpool City Council





## Floor plan



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

- Stunning three-bedroom detached home
- Popular L25 location
- Bright and homely living room
- Open-plan kitchen / diner
- En-suite master bedroom
- Family bathroom
- Downstairs WC
- Spacious and elegant garden
- Integral garage and driveway
- EPC Rating - B

