



KAREN PARKS
SALES & LETTINGS



9 Cummins Avenue, Liverpool, L37 7AL
Offers Over £535,000

Karen Parks Sales and Lettings are delighted to bring to market this turn-key three bedroom semi-detached property offering a perfect blend of both modern and character features, which very few properties offer. The house is situated in an extremely sought after location with a pedestrian walkway leading to the front door along Cummins Avenue and a secure gated entrance to the rear off Gregsons Avenue which leads onto a driveway and through to a rear entrance of the house. The property briefly comprises of enclosed porch to the front, large open plan lounge-diner, kitchen, rear hallway with entrance door, a master bedroom and ensuite shower room. To the first floor are a further two double bedrooms and a modern family bathroom with separate bath and shower. There is a private front garden and garden room which would be perfect for a home office or gym and there are beautifully kept rear gardens offering a quiet and secluded space to sit and enjoy the sun. The house is situated close to a vast array of popular amenities such as shops, Freshfield station, hairdressers, coffee shops, pubs and the Pinewoods and nature reserve. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Front Pedestrian Entrance and Porch



The front of the property has a pedestrian entrance along a walk way down Cummins Avenue leading to the front door which opens into the porch. There is a glass roof and windows to the porch and tiled floor.

Lounge-Diner 24'11" x 15'7" (7.61 x 4.77)



The open plan lounge-diner is a large room situated to the front of the property. There is a large double glazed bay window looking out onto the front garden and an additional double glazed window to the side and two radiators. There is a large feature fireplace as a focal point to the room in the living area and two understairs storage cupboards on of which contains the meters.



Kitchen 15'7" x 8'7" (4.77 x 2.64)



The kitchen has a range of light grey wall and base units providing plenty of storage and there is a breakfast bar with space for bar stools. There is a sink and integrated oven, hob, microwave, fridge, freezer, dishwasher, washing machine and wine fridge. There

is one radiator, a double glazed window to the side and lantern roof allowing light to flow into the kitchen.

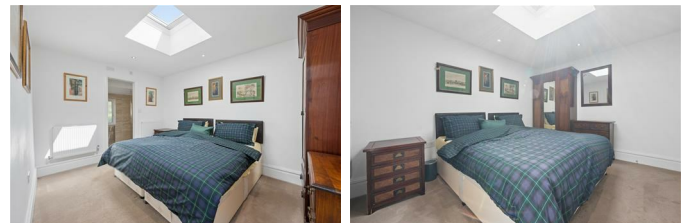


Rear hallway and Rear entrance



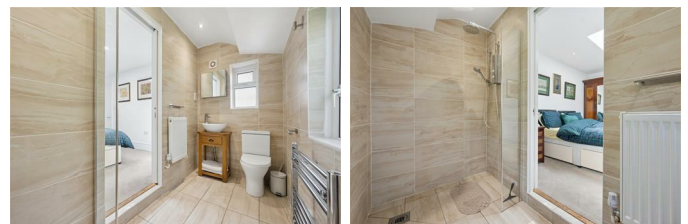
There is a rear entrance to the property leading through from the gates and garden. The rear hallway has a large lantern roof allowing an abundance of light to flow in and an additional double glazed window to the side making it a bright and welcoming entrance.

Bedroom 1 12'5" x 9'7" (3.80 x 2.94)



The master bedroom is an excellent size and has a sky light window with electric controlled opening, there are two radiators and a pocket door opening into the ensuite.

Ensuite Shower room 9'4" x 4'4" (2.87 x 1.34)



The ensuite comprises of a WC, hand wash basin, tiled shower floor with an electric shower with two shower heads, radiator, heated towel rail and two double glazed windows with obscured glass.

First Floor

Landing



The landing has a loft hatch and a light tunnel.

Bedroom 2 15'8" x 10'5" (4.78 x 3.19)



This is an excellent sized bedroom with a row of white fitted wardrobes providing plenty of storage. There are two double glazed windows looking out to the front of the property and a radiator.

Bedroom 3 11'1" x 9'10" (3.40 x 3.00)



The third double bedroom has one radiator and a double glazed window looking out over the rear garden.

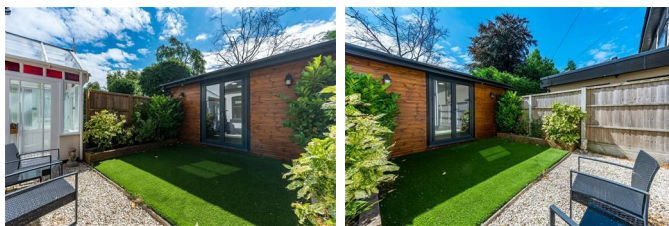
Bathroom 8'3" x 6'6" (2.52 x 2.00)



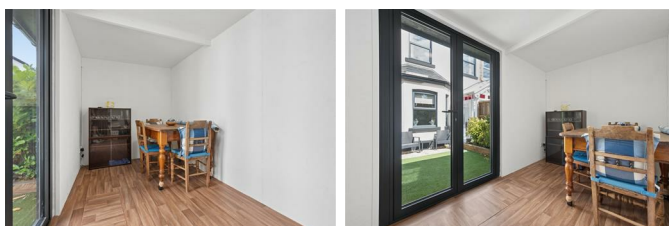
The modern family bathroom is an excellent size with a free standing bath, shower cubicle with two shower heads, WC, hand wash basin, two heated towel rails and a double glazed window.

Outside

Home Office/Gym 14'10" x 6'6" (4.54 x 1.99)



There is a garden room situated in the front garden which would be perfect as a home gym or an office - a great space to work in away from the house. There are double patio doors opening into the garden room and there is power and light.



Front Garden



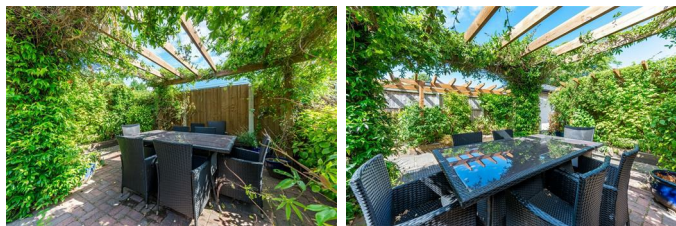
The private front garden has a stoned area with space for seating and is a real sun trap to enjoy a morning coffee. This leads onto an area of artificial grass lined by raised sleeper beds containing plants and shrubs. There is access into the garden room from here and a pathway leading down the side of the house to the rear garden.

Rear Garden

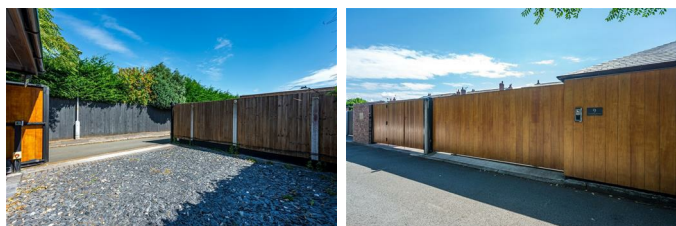


Leading out into the rear garden is a large paved area for easy maintenance and upkeep and offering plenty of space for seating and alfresco dining. There is a beautiful pergola covered with a stunning passionfruit

plant that you can sit beneath. The edges of the garden have beds containing mature bushes and shrubs adding greenery and privacy to the garden and creating a tranquil space to sit and enjoy during the summer.



Gated Rear Parking and Entrance



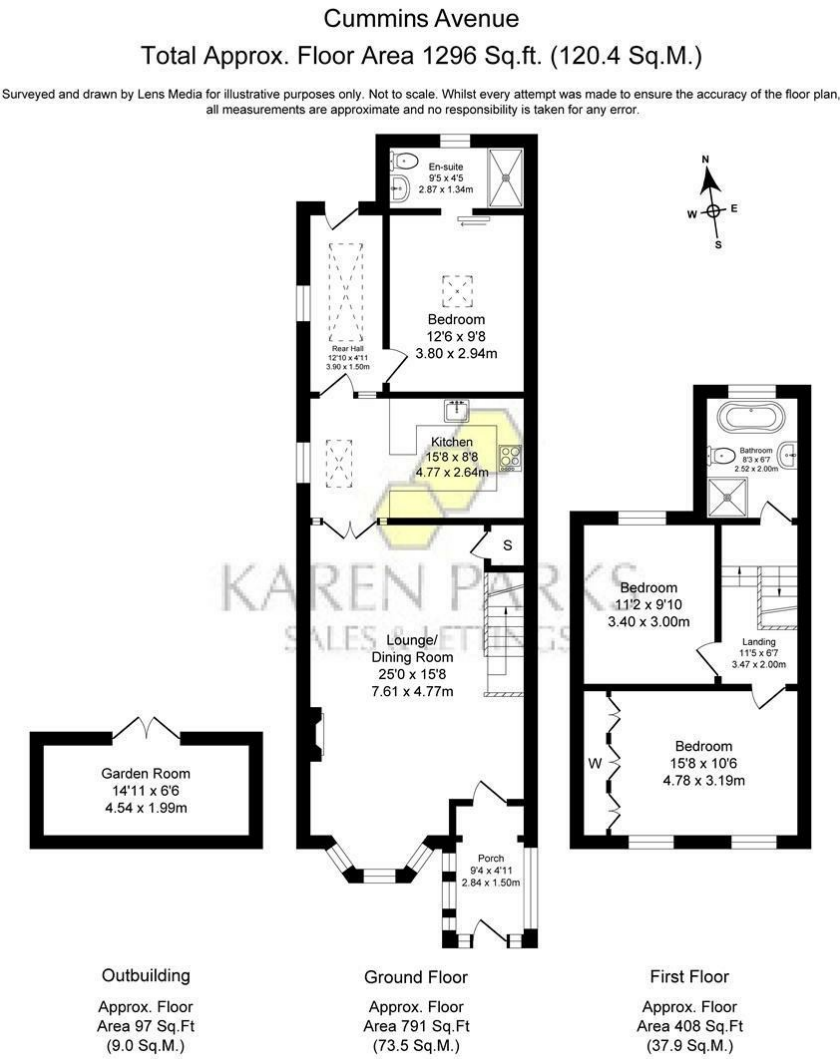
There is rear entrance to the property off Gregsons Avenue with electric sliding gates giving access onto a driveway for two cars and a wooden gate opening into the garden.



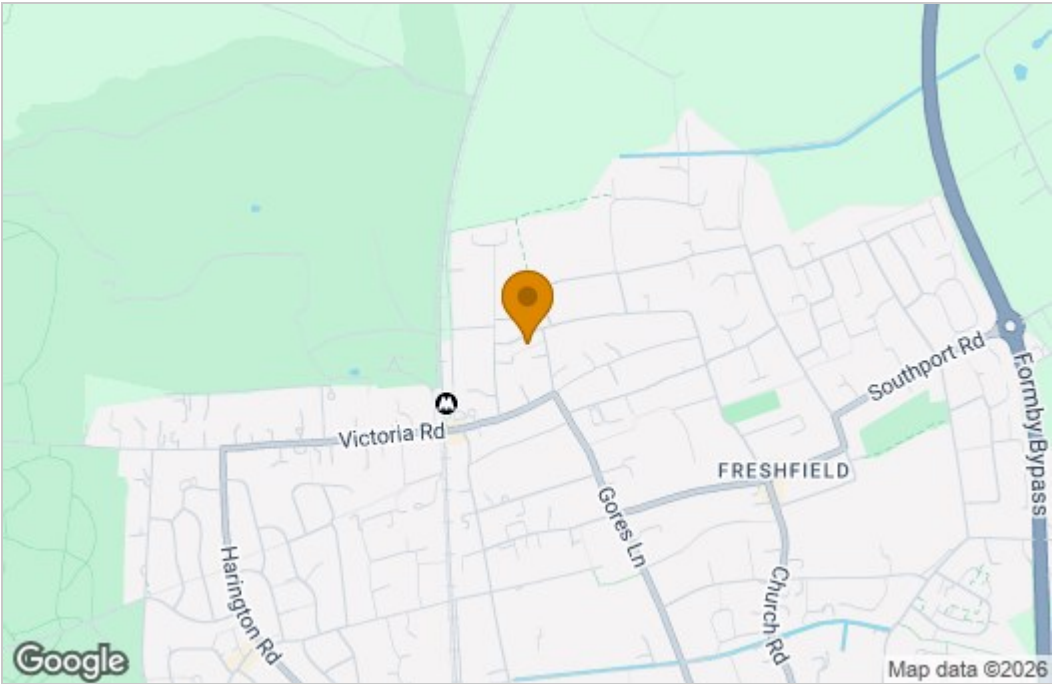
Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

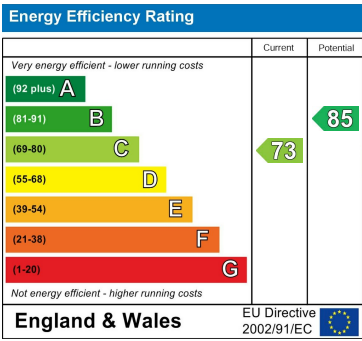
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.