







Total area: approx. 96.0 sq. metres (1033.4 sq. feet)

Burwen Drive, Liverpool, Merseyside L9 8DE

Offers Over £200,000

3 Bedroom | 2 Reception | 1 Bathroom | D

Hewitt Adams is delighted to offer to the market this exceptionally well-presented, three-bedroom terraced property, situated on Burwen Drive in the highly sought-after residential area of Orrell Park, Liverpool. Having undergone an extensive programme of professional renovation to an exceptionally high standard, this stunning home is ready for its new owners to move straight into and enjoy. Sold with NO CHAIN!

The property has been thoughtfully refurbished throughout, with improvements including a stylish newly refurbished kitchen with new appliances, contemporary bathroom, tasteful redecoration and modern finishes throughout. The property also benefits from a slightly larger footprint than many neighbouring homes, thanks to its extended layout, providing additional and versatile living space.

In brief, the accommodation comprises an entrance hallway, welcoming lounge, separate dining room, modern fitted kitchen, useful utility room and downstairs W.C. To the first floor are two generously proportioned double bedrooms, a good-sized third bedroom and a beautifully appointed family bathroom.

Externally, the property enjoys an attractive, well-maintained rear yard, providing a pleasant and low-maintenance outdoor space.

Orrell Park is one of Liverpool's most desirable residential locations, particularly popular for its excellent range of local amenities, convenient transport connections and attractive green spaces. Residents benefit from easy access to local shops, schools, cafés and public transport links, whilst the nearby park provides a wonderful outdoor space for walking, recreation and leisure. The location offers an excellent balance of residential appeal, everyday convenience and accessibility to Liverpool city centre and the surrounding areas.

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Entrance
uPVC door to the Porch, laminate flooring and a timber door to the Hallway.

Hallway
Staircase to the first floor accommodation.

Lounge
11'8" x 11'1" (3.56 x 3.38)
Bay window to the front elevation, radiator

Dining Room
13'1" 13'1" x 14'7" (max) (4.0m 4 x 4.45m (max))
Window to the rear elevation, radiator, open plan to the Kitchen area.

Kitchen
9'7" x 9'1" (2.94 x 2.77)
Stylish modern and contemporary kitchen with wall and base units with worktops, inset sink and drainer with mixer tap, electric oven, gas hob and extractor fan. There is a window and uPVC door to the side elevation, radiator, laminate flooring, inset spot lights. There is space for a tall fridge/freezer.

Utility
5'6" x 5'6" (1.7 x 1.7)
Boiler, space for white goods, window to the rear elevation

WC
WC, wall hung wash basin with mixer tap, laminate flooring, inset spot lights.

Landing
Loft access.

Bedroom 1
11'8" x 14'7" (3.56 x 4.45)
Bay window to the front elevation, radiator.

Bedroom 2
13'3" x 9'3" (4.05 x 2.83)
Window to the rear elevation, radiator.

Bedroom 3
10'7" x 9'5" (3.25 x 2.89)
Window to the rear elevation, radiator.

Bathroom
P shaped panel bath with glass screen, mixer tap with shower attachment, wash basin vanity unit with mixer tap, WC, tiled walls with a sunken mirror, tiled flooring, heated towel rail, inset spot lights, window to the side elevation.

Externally - Front Elevation
On street Parking.

Externally - Rear Elevation
Artificial grass, walled boundaries and gated access to the rear.










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