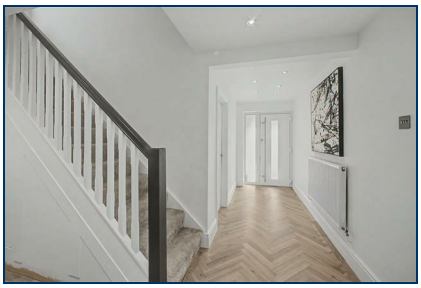
TAYLOR MAXWELL

ESTATE AGENTS









1C ALBANY AVENUE, ECCLESTON PARK, L34 2QN

£450,000

Taylor Maxwell are delighted to offer for sale this large detached house situated on Albany Avenue, one of Eccleston Park's most sought-after roads. The property offers approximately 1,849 sq. ft. of living accommodation and comprises of entrance hall, cloakroom, living room, family room, luxury kitchen / diner, with patio doors opening to the rear garden, a utility room and a third reception room with bi folding doors to the patio. To the first floor are four double bedrooms and a luxury contemporary bathroom. Gas central heated and double glazed. Located within easy reach of schools, train station, shops, and transport links. A fantastic family home, early viewing is essential to avoid missing out.

www.taylor-maxwell.co.uk

Tel: 01744 850040

TAYLOR MAXWELL
ESTATE AGENTS

1c Albany Avenue, Eccleston park, L34 2QN

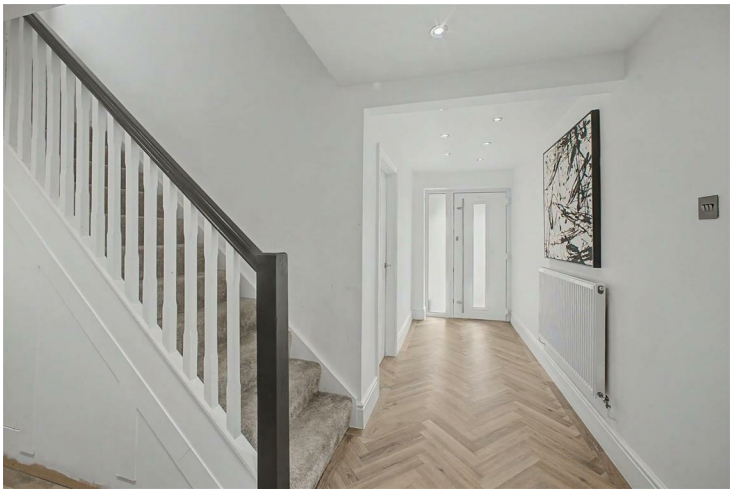
FRONT



FAMILY ROOM



ENTRANCE HALL



KITCHEN / DINER



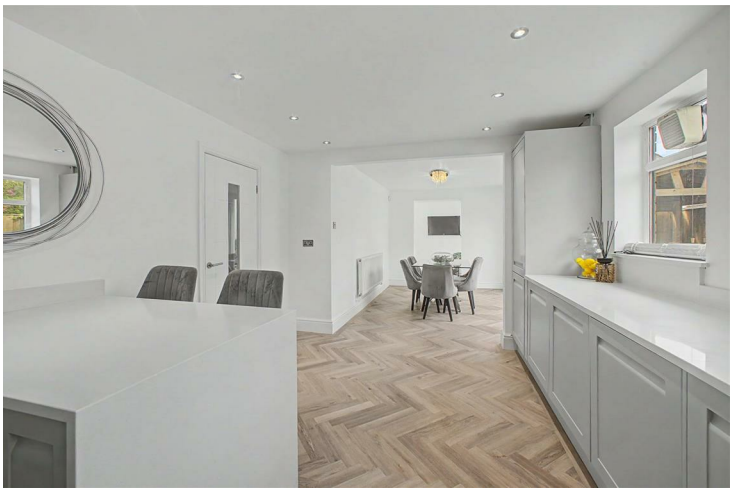
LIVING ROOM



KITCHEN / DINER



KITCHEN / DINER



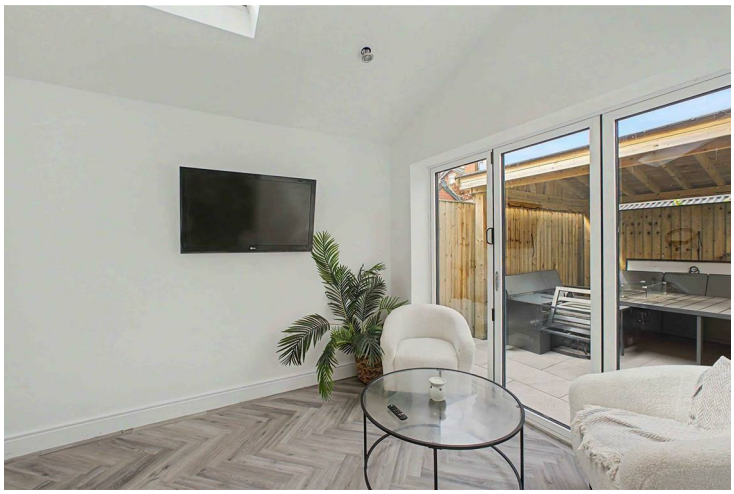
KITCHEN / DINER



KITCHEN / DINER

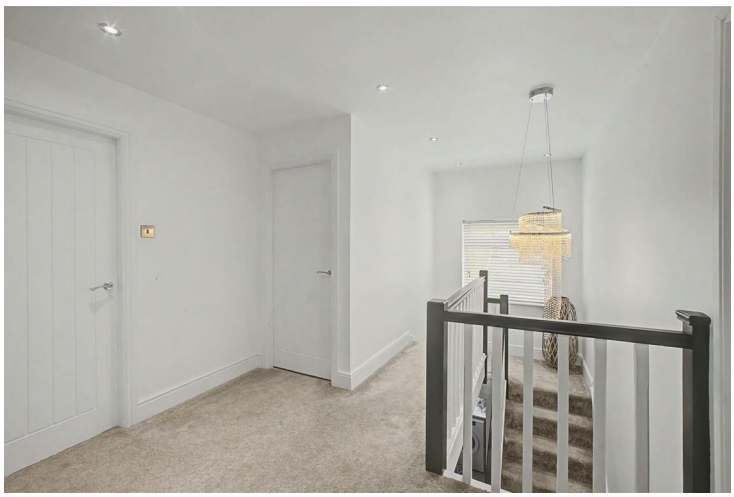


RECEPTION 3



CLOAKROOM

LANDING



MASTER BEDROOM



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1c Albany Avenue, Eccleston park, L34 2QN

BEDROOM



GARDEN



BATHROOM



GARDEN



BATHROOM



GARDEN



GARDEN

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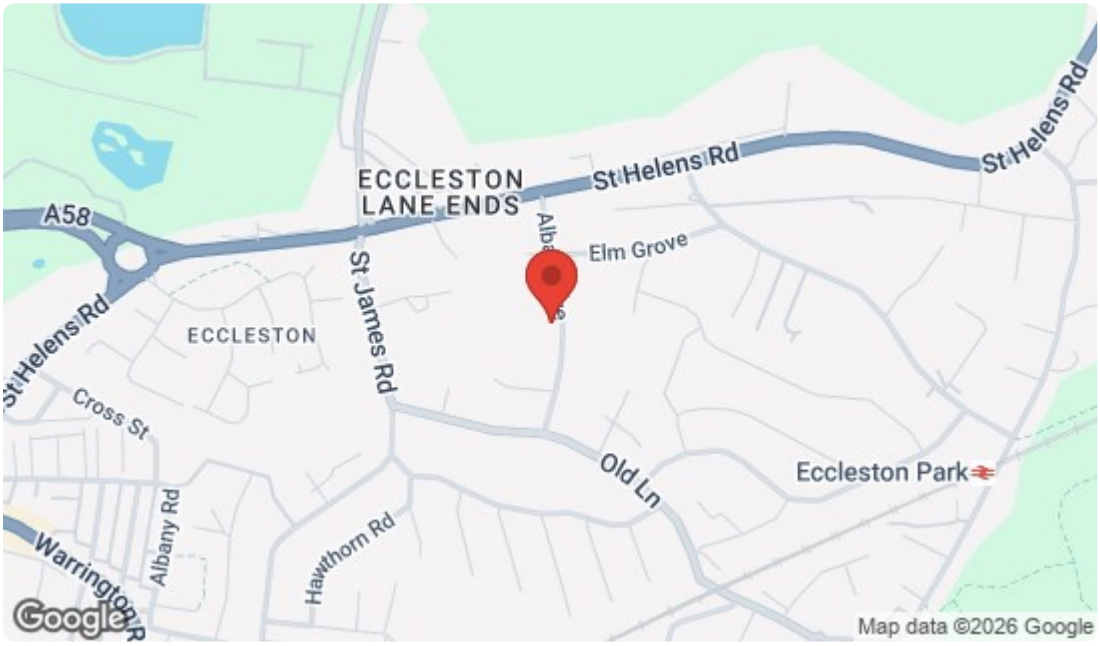
1c Albany Avenue, Eccleston park, L34 2QN

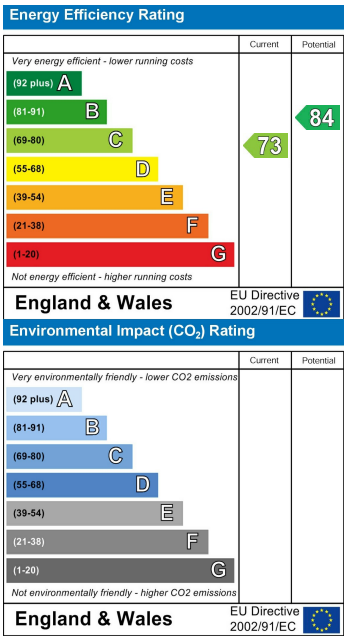




TOTAL: 1849 sq. ft, 171 m2
1st floor: 1080 sq. ft, 100 m2, 2nd floor: 769 sq. ft, 71 m2
EXCLUDED AREAS: UTILITY: 43 sq. ft, 4 m2, WALLS: 134 sq. ft, 14 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

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