



## 109 Dodds Lane, Liverpool, L31 9AA

£525,000

If you are in the market for a spacious family home, which is ready to move into then this could be the perfect home for you!

Berkeley Shaw Real Estate is privileged to be the appointed agent for this spacious, and completely renovated detached home, situated on a larger than average plot on Dodds Lane L31. This immaculately presented family home has been remodelled by the current owners to a high specification, enhancing this traditional home with contemporary fittings and giving any buyer the opportunity to move straight in without the hassle of doing work!

Set out across two floors, the accommodation briefly comprises; entrance hall, lounge with bay window overlooking the front, separate family room with sliding doors opening to kitchen/dining room which has fitted units with integrated appliances and a centre island breakfast bar. There is also a utility room and ground floor w.c.

To the first floor there are four double bedrooms, the main bedroom with an en suite shower room and a family bathroom with bath and separate shower cubicle. Each bedroom further boasts fitted wardrobes and spotlights. Externally, the property boasts a generous driveway with ample parking for numerous vehicles. The front garden is finished with laid to lawn and side access to the good-sized rear garden, complete with patio area and well stocked borders. Further benefits to the property include gas central heating & double glazing.

Viewing is strongly encouraged to appreciate the quality of this fantastic home!



### Entrance hall

Tiled floor, spotlights to ceiling, radiator, double glazed door and windows.

### Lounge

15'3" into bay x 12'11" (4.67m into bay x 3.95m)

Radiator & double glazed bay window.

### Family room

9'11" x 13'10" (3.03m x 4.24)

Spotlights to ceiling, tiled floor, radiator, double glazed window & sliding doors to kitchen diner.

### Kitchen diner

11'11" x 32'5" (3.65m x 9.90m)

Modern fitted kitchen units comprising inset stainless steel sink unit, base and drawer units with feature lighting, matching wall units, centre island unit with breakfast bar, integrated appliances including Hotpoint electric hob, double oven, microwave, coffee machine, dishwasher, wine cooler, log burner, tiled floor, spotlight to ceiling, tiled floor, double glazed windows to rear and side and double glazed French doors to rear garden.

### Utility room

8'11" x 4'0" (2.72m x 1.24m)

Inset stainless steel sink unit, base units with worktop surfaces over, wall units, plumbing and space for washing machine and dryer, tiled floor, spotlights to ceiling, double glazed window and door to WC.

### WC

Low level w.c, wash hand basin, tiled floor, part tiled walls, spotlights to ceiling, heated towel rail and double glazed window.

### Landing

Access to loft, spotlights to ceiling and bright double glazed picture window.

### Bedroom 1

14'3" x 12'11" (4.35m x 3.95m)

Fitted wardrobes, radiator, double glazed window and feature glass door to en-suite.

### En-suite

Shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c, heated towel rail, tiled walls and tiled floor.

### Bedroom 2

12'5" x 12'11" (3.80m x 3.96m)

Fitted wardrobes, radiator and double glazed bay window.

### Bedroom 3

12'0" x 12'11" (3.67m x 3.94m)

Fitted wardrobes, radiator & double glazed windows to two elevations.

### Bedroom 4/Study

8'10" x 13'11" (2.70m x 4.25m)

Fitted wardrobes, radiator and double glazed window.

### Bathroom

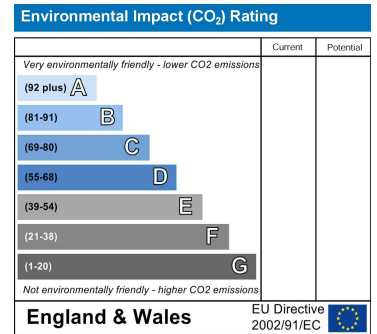
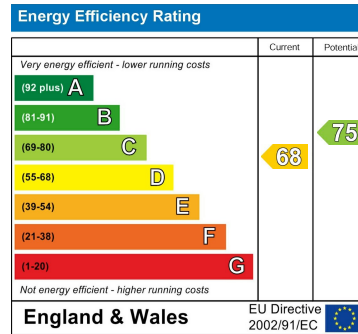
White suite comprising bath with mixer tap, separate shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c, tiled walls, tiled floor, spotlights to ceiling, heated towel rail and double glazed window.

### Externally

Large driveway with parking for multiple vehicles, lawned front garden and privacy hedge, side access to the larger than average rear garden that is lawned with patio areas and well stocked herbaceous borders for planting. The rear garden is also not directly overlooked,

### Garage

Up and over door to front and door to rear garden.



GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 1769 sq.ft. (164.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used for any prospective purchase. The layout, systems and appliances shown are our best based on our guarantee. We do not warrant any accuracy of the plan.  
Made with MetreX CAD



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

