



Vanbrugh Road, Liverpool, L4



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**£225,000**

- Three Bed Semi-Detached
- Beautifully Finished Throughout
- Open Plan Concept
- Living Room & Kitchen/Diner
- Sunroom/ Playroom
- Fully Landscaped Garden
- Leasehold
- EPC rating C



Presenting to the market a beautiful and modern Semi-Detached family property, located close to the heart of Liverpool City Centre. This property has been finished to the highest of standards by the current vendors with an open plan concept and feel throughout and a landscaped rear garden.

Entering a bright entrance hallway with a door to a cloakroom/WC and living room. The living room has a bay window to the front aspect and is open into the Kitchen/diner, which is finished with a modern gloss kitchen and has a full range of integrated appliances. This leads via an open doorway into a rear sunroom/ playroom which has patio doors onto the rear garden and patio. On the first floor are three generous sized bedrooms and a modern 3-piece family bathroom.

Externally, to the front is a driveway creating parking for up to 2 cars with EV electric charging point and made totally private via contemporary/ modern gates. At the rear is a beautifully landscaped and low maintenance garden with paved patio areas, decked patio areas and an artificial lawn. The decked patio benefits from power and has a pergola creating a fantastic, sheltered entertainment area. Located in the popular area of Liverpool L4 the property is easily accessible to the city Centre and all associated amenities.

## Entrance Hall

Rockdoor with attractive glazed side panel and a window to the side aspect, creating a bright and inviting entrance hallway. Straight staircase to the first floor and doors to...

## Cloakroom/ WC

Window to the front aspect. Modern suite comprising WC, slimline washbasin with storage underneath, part tiled walls and tiled floor.

## Living Room 3.99m x 4.40m (13'1" x 14'5")

Bay window to the front aspect and open into kitchen/diner creating a fantastic family space. Feature slate chimney breast wall with contemporary fire built in. TV point and surround speakers.

## Kitchen/Diner 5.99m x 3.21m (19'8" x 10'6")

Open from the living room is a modern kitchen/diner which has a range of fitted cabinets finished with a contemporary white countertop and extends into a breakfast bar/ peninsular. Range of integrated appliances include height level electric oven, microwave, gas hob with extractor over and dishwasher. Further space available for American style fridge/freezer. Tiled floor, ceiling spotlights and stylish pendants over breakfast bar.

## Sunroom/ Playroom 3.51m x 2.81m (11'6" x 9'2")

Open from the kitchen and continuing the open feel. Window to rear aspect, ceiling skylights and patio doors on the side aspect and leading onto rear patio area. Laminate flooring, ceiling spotlight and TV point.

## Stairs & Landing

Straight staircase with a window to side aspect and doors to all bedrooms and family bathroom.

## Bedroom One 3.07m x 4.21m (10'1" x 13'10")

Window to front aspect. Generous sized room with full range of built in wardrobes.

## Bedroom Two 3.46m x 2.76m (11'5" x 9'1")

Window to rear aspect. Finished with laminate flooring and has space for a range of freestanding bedroom furniture.

## Bedroom Three 2.81m x 2.72m (9'2" x 8'11")

Window to front aspect. Generously sized bedroom with built in wardrobe and laminate flooring.

## Family Bathroom 2.46m x 1.76m (8'1" x 5'10")

Modern suite comprising corner shower, wall mounted vanity sink unit and WC. Fully tiled walls, tiled floor and ceiling spotlights. Windows to rear aspect.

## Externally

Externally, to the front is a driveway creating parking for up to 2 cars with EV electric charging point and made totally private via contemporary/ modern gates. At the rear is a beautifully landscaped and low maintenance garden with paved patio areas, decked patio areas and an artificial lawn. The decked patio benefits from power and has a pergola creating a fantastic, sheltered entertainment area.

## Disclaimer

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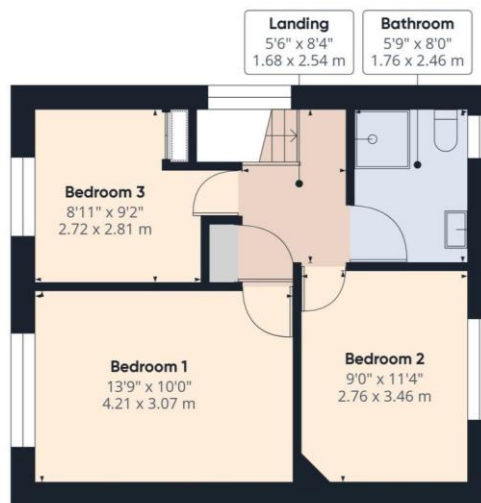
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Floor 0



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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