



81 Stuart Road, Liverpool, L23 0QF

Offers Over £350,000

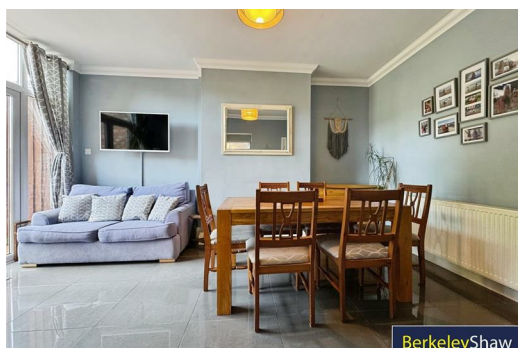
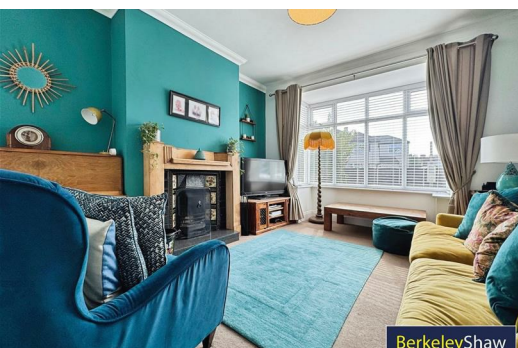
Welcome to this spacious and well presented four-bedroom semi-detached home on Stuart Road. This property is ideal for families given the proximity to a range of outstanding local schools, making the school run easy and stress-free.

From the moment you step inside, the property offers a thoughtful balance of style, comfort, and practicality. The welcoming entrance hall, which includes a convenient downstairs WC, leads into a bright, bay-fronted living room—an ideal space for quiet evenings or family time. At the rear of the property, the open-plan kitchen diner forms the heart of the home. This is the perfect space to dine as a family or for entertaining and flows seamlessly to the rear garden via French Doors. A separate utility room completes the ground floor.

Upstairs, the bright and airy landing provides access to four-generously sized bedrooms and a modern three-piece bathroom.

Step outside to discover one of this home's most attractive features — a large private rear garden. With a generous decked area perfect for summer BBQs or evening drinks, and a spacious lawn ideal for children to play or for green-fingered enthusiasts to enjoy, this outdoor space is a true highlight.

Additional benefits include off-road parking and a detached garage, providing ample storage and convenience.



Open Porch

Open aspect porch with tiled floor.

Hallway

UPVC double glazed front door, UPVC windows, tiled flooring, radiator & understairs storage cupboards.

WC

WC, basin & tiled floor.

Living room

UPVC double glazed window to square bay, feature fireplace & radiator.

Kitchen diner

UPVC French style double glazed doors and windows leading onto delightful wooden decked area, tiled flooring, radiator. Open arch to Kitchen: UPVC double glazed window to side elevation, a range of wall & base units with integrated Zanussi electric oven, gas hob, extractor hood & stainless steel sink with drainer, part tiled walls and door through to the utility room.

Utility room

Tiled flooring. UPVC double glazed windows, UPVC double glazed door to side elevation, base unit with stainless steel sink & plumbing for washing machine, space for dishwasher, part tiled walls & wall mounted combination gas central heating boiler.

Landing

Double glazed window & loft access.

Bedroom 1

Double glazed windows & radiator.

Bedroom 2

Double glazed window & radiator.

Bedroom 3

Double glazed window & radiator.

Bedroom 4

Double glazed windows & radiator.

Bathroom

UPVC double glazed window, tiled flooring, part tiled walls, white bathroom suite featuring bath with shower, pedestal wash basin and close coupled W.C.

Externally

Pebbled driveway with parking for two vehicles & gated side access to rear garden & garage.

Rear garden with large decked area, lawn & mature borders.

Garage with wooden country style doors & power.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

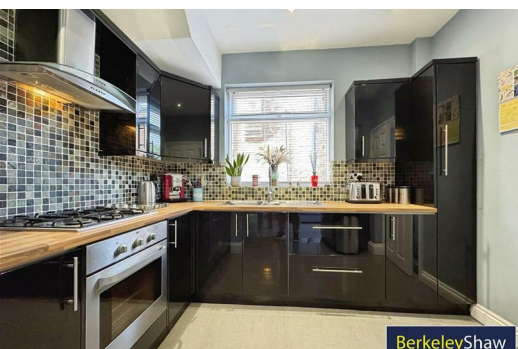
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and windows are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any purpose other than to provide a general impression of the property. The actual dimensions and layout may vary from those shown and no guarantee is given as to their accuracy or efficiency can be given. Maps will be supplied on request.



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