



47 Ennismore Road

Crosby, Liverpool, L23 7UQ

£600,000



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Ground Floor

Porch

3'10 x 4'03 (1.17m x 1.30m)

UPVC double glazed door to front elevation, UPVC frosted double glazed windows to side elevation, tiled floor.

Hallway

10'02 x 11'10 (3.10m x 3.61m)

Single glazed frosted wooden framed door to front elevation, laminate flooring, single glazed feature inlay window to front elevation with secondary glazing, radiator, intercom system.

Lounge

305 x 335 (92.96m x 102.11m)

UPVC frosted double glazed window to side elevation, UPVC double glazed bay style window, cast iron open fire, laminate flooring, radiator.

Living Room

13'0 x 14'07 (3.96m x 4.45m)

UPVC frosted double glazed window to side elevation, UPVC double glazed bay style window to front elevation, radiator, fireplace.

Kitchen

11'05 x 12'03 (3.48m x 3.73m)

UPVC frosted double glazed window to side elevation, UPVC double glazed window to rear elevation, range of wall and base units, Belfast sink with chrome mixer tap, AEG multi burner hob with extractor fan, integrated oven, grill, fridge, freezer and dishwasher, radiator, downlights.

Dining Room

8'08 x 11'10 (2.64m x 3.61m)

UPVC double glazed doors to side elevation, UPVC double glazed windows to rear and side elevation, glass atrium roof, laminate flooring, radiators.

Utility/WC

8'0 x 8'08 (2.44m x 2.64m)

UPVC frosted double glazed window to rear elevation, extractor fan, WC, wash hand basin, chrome towel rail, range of wall and base units, plumbing for white goods, stainless steel sink with mixer tap, part tiled, downlights.

Bedroom

17'07 x 13'01 (5.36m x 3.99m)

UPVC double glazed windows to rear elevation, radiator, laminate flooring, UPVC frosted double glazed window to side elevation.

En-Suite

3'06 x 13'06 (1.07m x 4.11m)

UPVC frosted double glazed window to side elevation, WC, wash hand basin, extractor fan, full tiled, walk in shower with rainfall shower head.

First Floor

Landing

Two Velux windows to front elevation, carpet flooring.

Bedroom

11'08 x 11'01 (3.56m x 3.38m)

UPVC double glazed window to side elevation, carpet flooring, radiator, storage in eaves.

Bedroom

11'0 x 11'09 (3.35m x 3.58m)

Two UPVC double glazed windows to side elevation, carpet flooring, radiator.

Bathroom

9'02 x 12'03 (2.79m x 3.73m)

UPVC frosted double glazed window to rear elevation, WC, wash hand basin, p-shaped bath, part tiled, walk in shower, extractor fan, radiator.

Externally

Front Garden

Electric gate with intercom system, secure fencing, block paved driveway, outside lights and security camera.

Rear Garden

Artificial lawn, sleeper borders, outside light and security camera, new patio, mature shrubs and trees, side access.

Annexe

Open Plan Kitchen/Lounge

13'11 x 18'08 (4.24m x 5.69m)

'Aluminium double glazed bi-fold door and aluminium double glazed glass panel to the rear elevation.' ;Brand New curtains custom ordered from Trends Interiors'. Laminate flooring, range of wall and base units, gas hob, stainless steel sink with chrome mixer tap, integrated appliances include, oven, fridge, freezer.

Bedroom

10'07 x 13'05 (3.23m x 4.09m)

UPVC double glazed windows to side elevation, UPVC frosted double glazed window to front elevation, laminate flooring, radiator.

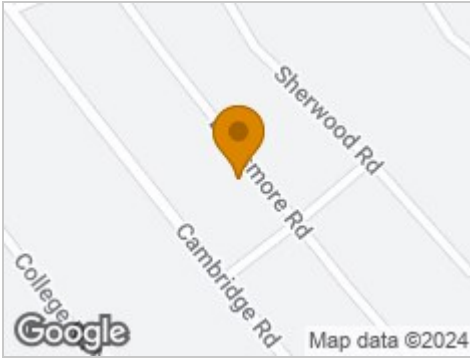
Shower Room

4'10 x 9'09 (1.47m x 2.97m)

UPVC frosted double glazed windows to rear and side elevation, wash hand basin with tiled splashback, WC, walk in shower with chrome shower head, extractor fan, downlights.



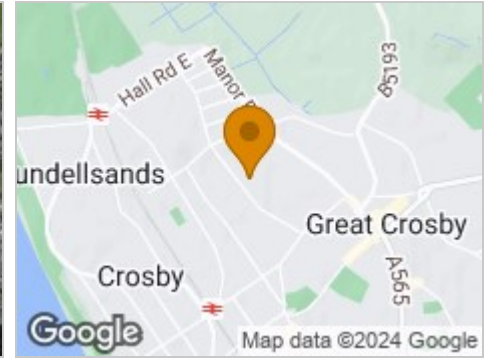
Road Map



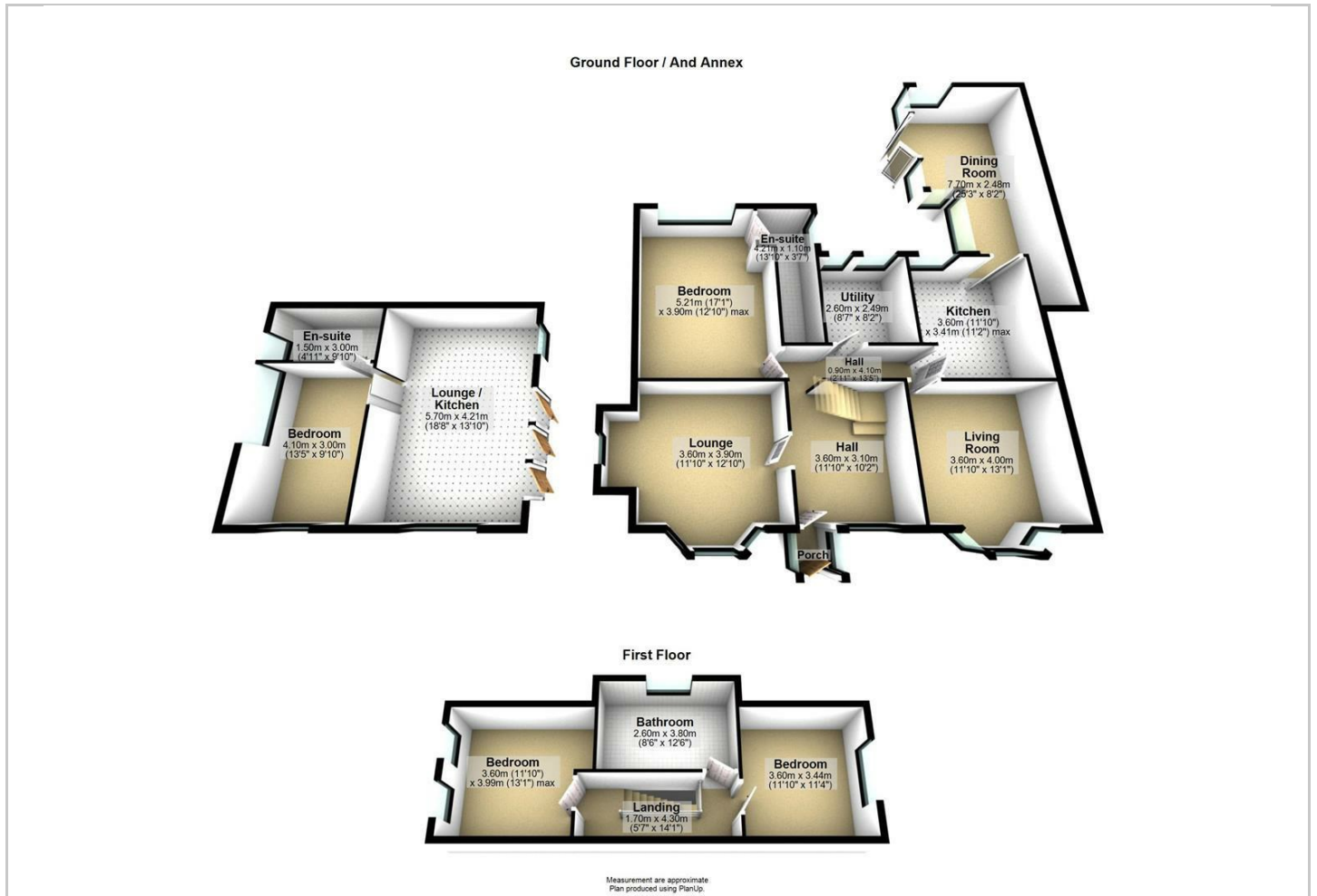
Hybrid Map



Terrain Map



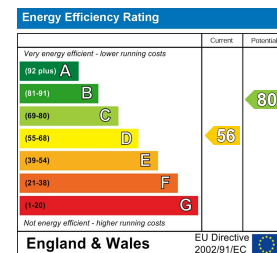
Floor Plan



Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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