



170 College Road

, Liverpool, L23 7TJ

£400,000

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Ground Floor

Vestibule

4'08 x 3'08 (1.42m x 1.12m)

Wooden framed frosted single glazed door to front elevation, tiled floor, storage cupboard with electric box, single glazed door leading to reception hall.

Reception Hall

5'11 x 13'04 (1.80m x 4.06m)

Under stairs storage, steps up to main hallway, single glazed window to side elevation, picture rail, Single glazed frosted window leading to pantry.

Lounge

13'03 x 17'03 (4.04m x 5.26m)

Single glazed bay style window to front elevation, radiator, picture rail, fireplace, wooden concertina doors leading to.

Dining Room

13'03 x 14'10 (4.04m x 4.52m)

Single glazed double doors and window to rear elevation, two radiators, wooden concertina doors.

Breakfast Room

9'08 x 9'11 (2.95m x 3.02m)

Single glazed window to side elevation, vinyl flooring, feature fireplace, picture rail.

Kitchen

9'04 x 7'10 (2.84m x 2.39m)

Single glazed window to side elevation, radiator, stainless steel sink with chrome taps, base units, strip light.

Pantry

3'03 x 6'11 (0.99m x 2.11m)

Single glazed frosted window to rear elevation.

First Floor

Landing

18'08 x 10'02 (5.69m x 3.10m)

Single glazed windows to front elevation.

Bedroom One

13'05 x 17'02 (4.09m x 5.23m)

Single glazed bay style window to front elevation with feature inlay, radiator, picture rail, fireplace.

Bedroom Two

13'07 x 14'02 (4.14m x 4.32m)

Single glazed window to rear elevation, picture rail, feature fireplace, radiator.

Bedroom Three

9'03 x 12'11 (2.82m x 3.94m)

Single glazed window to rear elevation, picture rail, radiator.

Bedroom Four

9'11 x 9'08 (3.02m x 2.95m)

Single glazed window to side elevation, picture rail, loft access, fireplace, radiator.

Bathroom

6'04 x 7'10 (1.93m x 2.39m)

Single glazed frosted window to front elevation, bath, wash hand basin, storage cupboard, part tiled, radiator.

WC

2'03 x 3'11 (0.69m x 1.19m)

Single glazed frosted window to side elevation, WC, vinyl flooring.

Externally

Front Garden

Wooden barn style gates, block paved driveway, lawn with mature shrubs and trees, detached Garage with additional storage.

Rear Garden

Mainly laid to lawn, side access.



Road Map



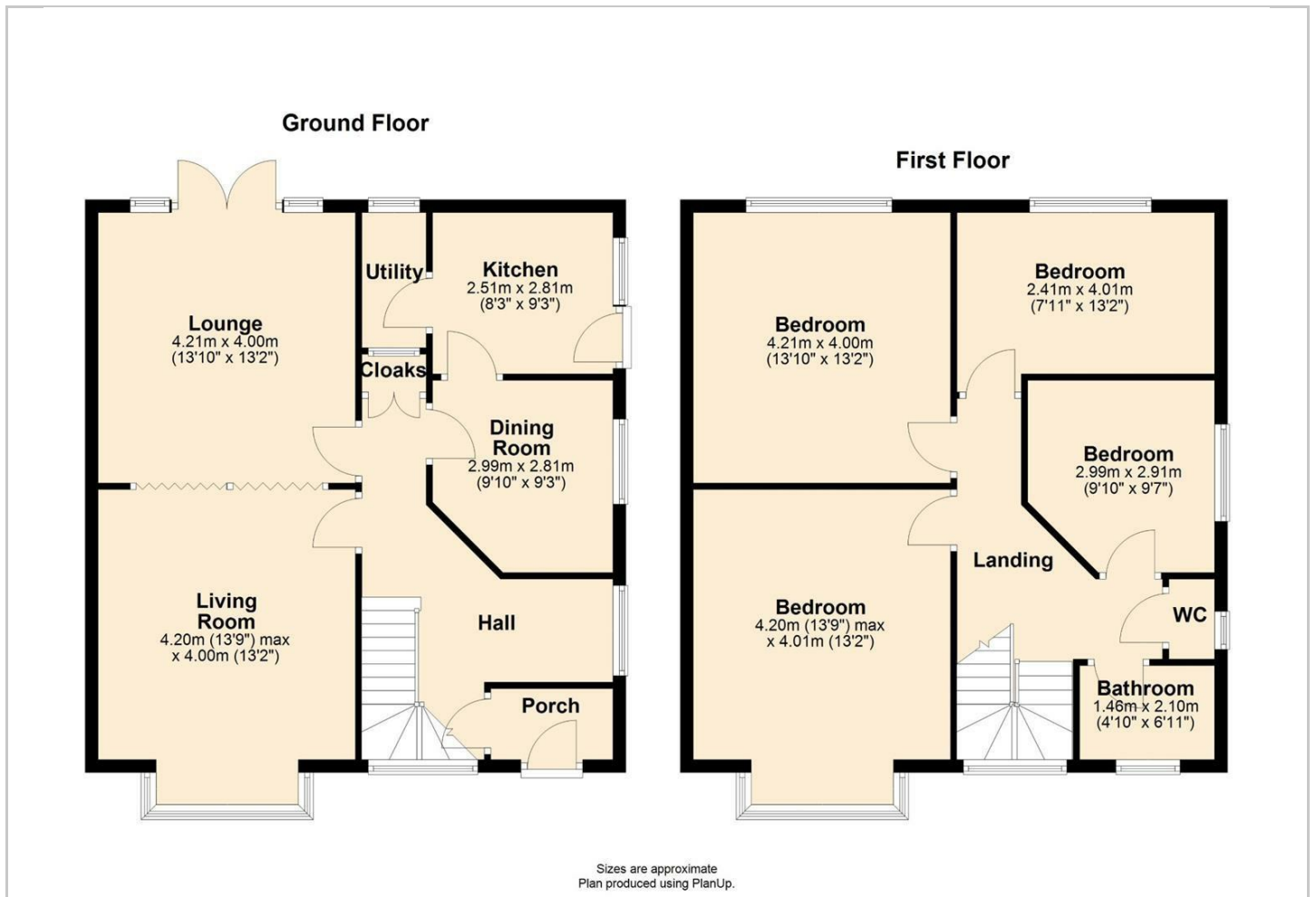
Hybrid Map



Terrain Map



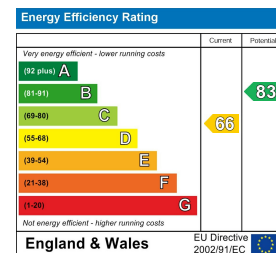
Floor Plan



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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