



# 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.

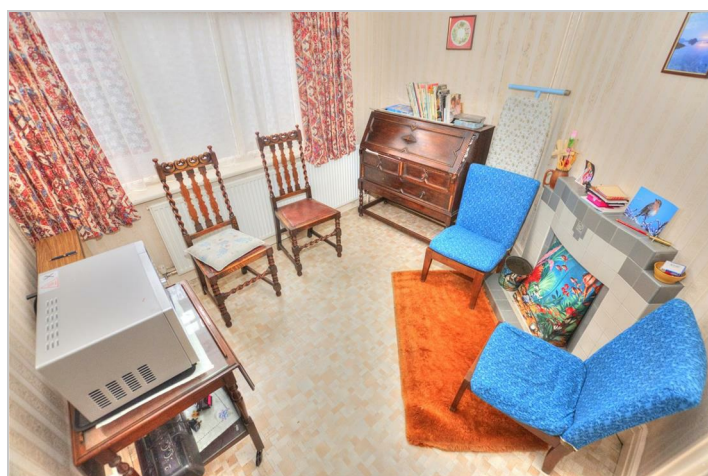
## Externally

### 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



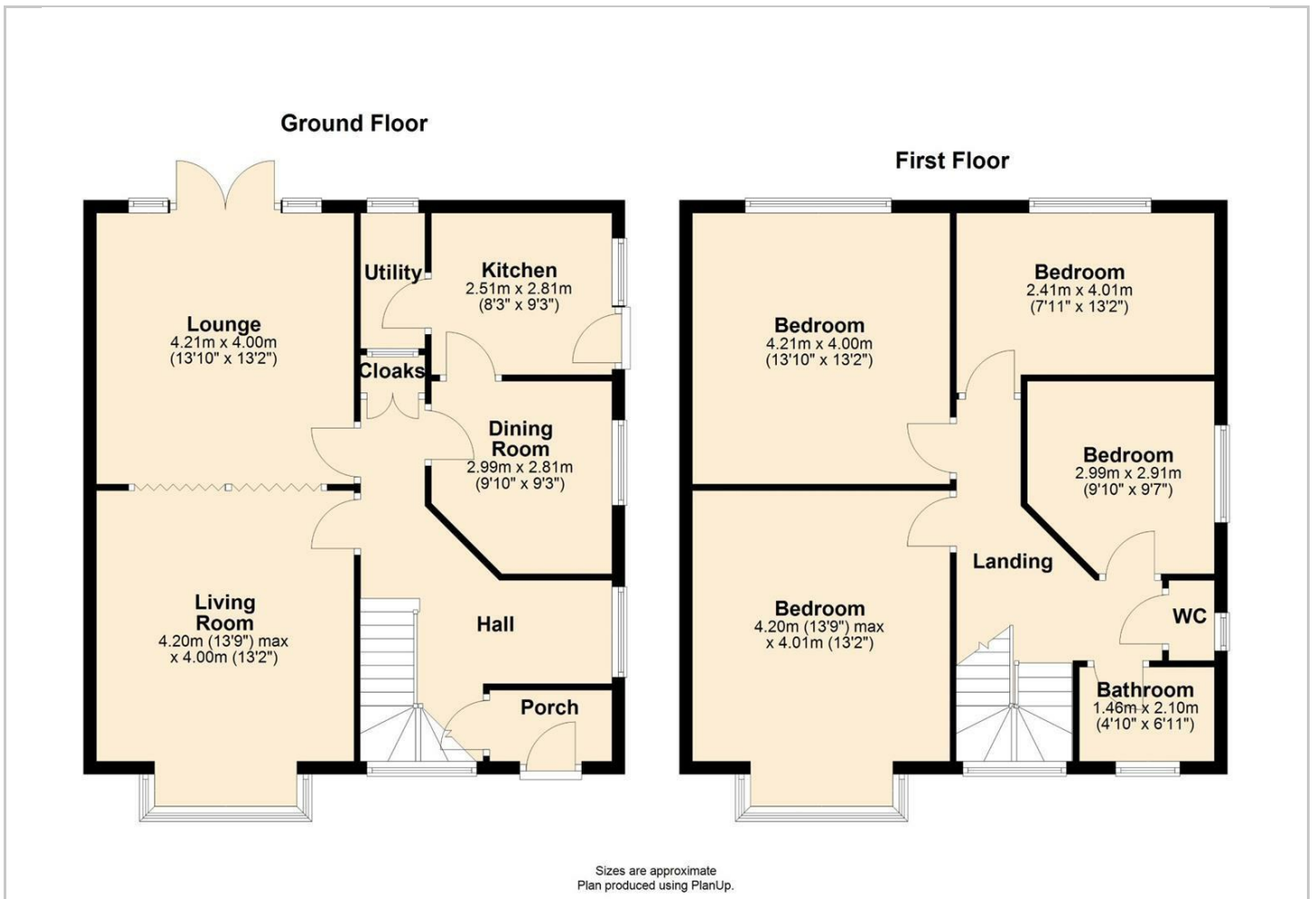
## Hybrid Map



## Terrain Map



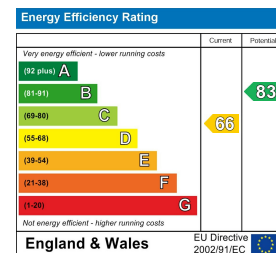
## Floor Plan



## 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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