



14 St. Andrews Road

, Liverpool, L23 7UR

Asking price £675,000

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Ground Floor

Porch

UPVC door to front elevation, tiled flooring, small frosted window.

Hall

7'9 x 14'3 (2.36m x 4.34m)

UPVC double glazed window to front elevation, radiator, carpet flooring, single glazed frosted inset window to front elevation, storage under stairs.

Living Room

21'1 x 12'2 (6.43m x 3.71m)

UPVC double glazed window to front elevation, UPVC double glazed door to rear elevation, single glazed frosted windows to side elevation, carpet flooring, TV point.

Dining Room

17'0 x 11'10 (5.18m x 3.61m)

UPVC double glazed windows to rear elevation, radiator, feature oak panelling, wall lights, carpet flooring.

Kitchen

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

UPVC double glazed windows to front elevation, tiled flooring, range of wall and base units, breakfast island, integrated appliances include, fridge, freezer, dishwasher, oven and grill, gas hob with extractor fan, 1 1/2 bowl stainless steel sink with chrome mixer tap, radiator.

Breakfast Room

9'10 x 11'10 (3.00m x 3.61m)

Carpet flooring, radiator, arch leading to kitchen.

Conservatory

9'6 x 9'6 (2.90m x 2.90m)

UPVC double glazed windows with UPVC double glazed doors to side elevation, tiled flooring, single glazed door leading to kitchen.

Lean to

22'0 x 6'7 (6.71m x 2.01m)

UPVC door to front elevation, Marley floor tiles, power point, tap.

Utility Room

5'11 x 11'2 (1.80m x 3.40m)

Range of wall and base units, stainless steel sink with mixer tap, single glazed window to rear elevation, plumbing for washing machine and space for white goods.

WC

3'01 x 6'02 (0.94m x 1.88m)

WC, single glazed frosted window to side elevation, wash hand basin, radiator.

Garage

16'5 x 11'2 (5.00m x 3.40m)

Up and over door, single glazed window to side elevation, power and lights.

First Floor

Landing

15'9 x 9'2 (4.80m x 2.79m)

Storage cupboard, feature arch.

Bedroom One

16'6 x 12'2 (5.03m x 3.71m)

UPVC double glazed window to front elevation, radiator, carpet flooring, picture rail.

En-Suite

5'7 x 12'2 (1.70m x 3.71m)

UPVC frosted double glazed window to rear elevation, laminate flooring, tiled walls, free standing bath, WC, wash hand basin

Bedroom Two

15'9 x 11'10 (4.80m x 3.61m)

UPVC

Bedroom Three

12'10 x 12'2 (3.91m x 3.71m)

UPVC double glazed window to front elevation, radiator, carpet flooring, fitted cupboard.

Bedroom Four

6'11 x 12'2 (2.11m x 3.71m)

UPVC double glazed window to rear elevation, carpet flooring, radiator, storage cupboard

Bathroom

5'7 x 8'10 (1.70m x 2.69m)

UPVC frosted double glazed window to rear elevation, lino flooring, full tiled, radiator, oval shaped bath, walk in shower, wash hand basin, airing cupboard.

WC

2'07 x 6'04 (0.79m x 1.93m)

WC, UPVC frosted double glazed window to rear elevation, laminate flooring.

Second Floor

Carpet flooring, V

Landing

10'10 x 12'2 (3.30m x 3.71m)

Carpet flooring, VELUX window, radiator, door leading to bedroom five.

Bedroom Five

9'10 x 12'2 (3.00m x 3.71m)

VELUX window, carpet flooring, storage in eaves, radiator.

Externally

Front Garden

Block paved driveway for multiple cars, lawn, side access, mature shrubs and trees, wooden gate.

Rear Garden

Indian sandstone wrap around patio, large lawn, with mature shrubs and trees, side access with shed.



Road Map



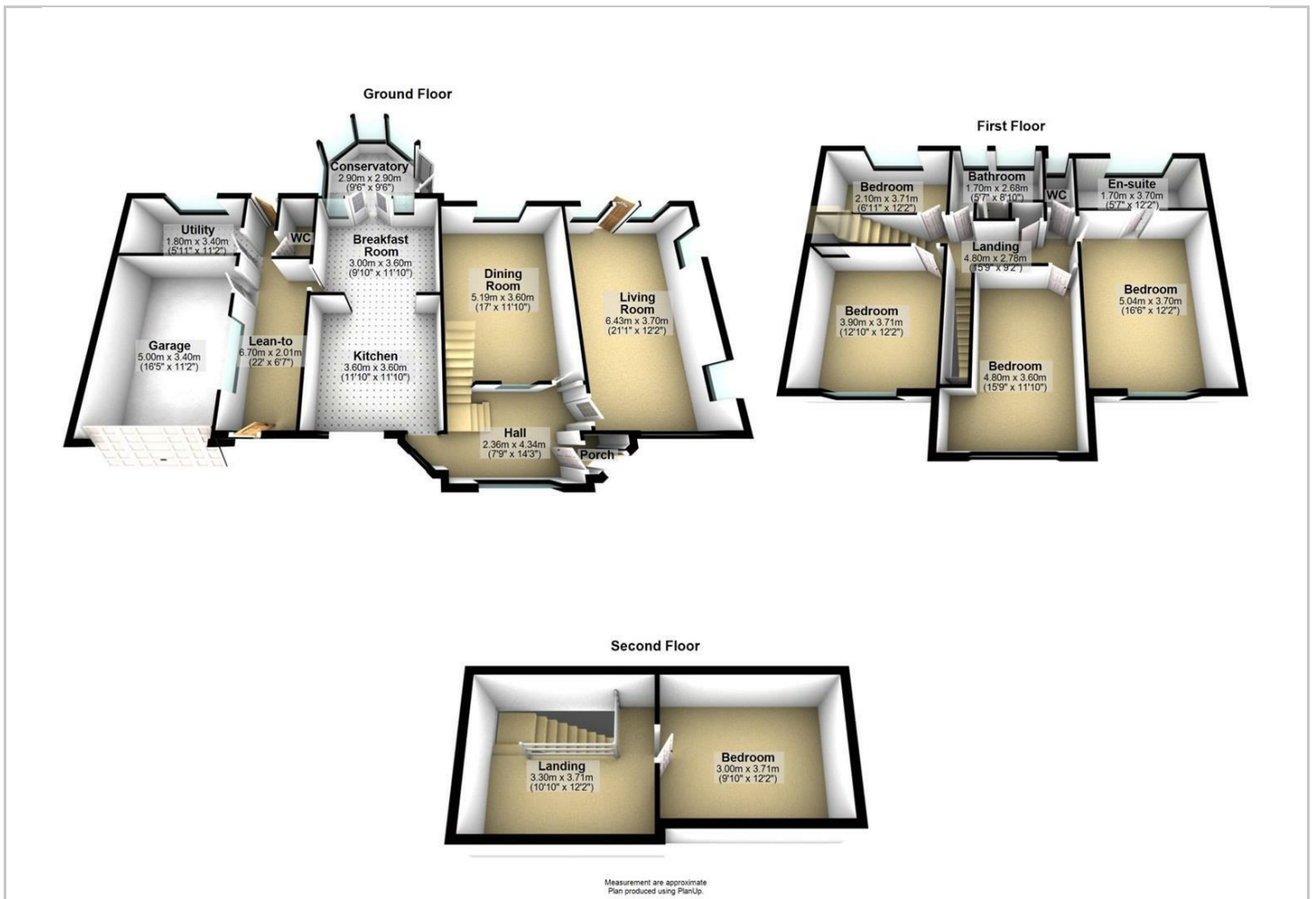
Hybrid Map



Terrain Map



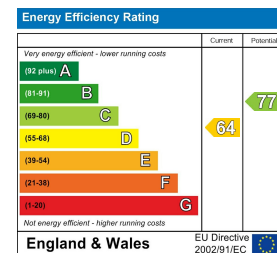
Floor Plan



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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