



8 Haddington Road

Great Crosby, Liverpool, L23 9AF

Offers in the region of £445,000



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Entrance Hall

Composite door to front. Radiator. Tiled flooring. Integral door to:

Lounge

15'4x11'8 (4.67mx3.56m)

UPVC double glazed square bay window to front. Radiator.

Kitchen/Dining/Family Room

20'8x11'6 (6.30mx3.51m)

Fabulous Kitchen/Dining/Family Room

UPVC double glazed window to rear and UPVC double glazed double doors to rear. Tiled flooring. Extensive range of wall, base and drawer units with integrated appliances including: fridge, freezer, dishwasher, electric oven, gas hob and extractor hood over. Door to:

Utility Room

7'8x5'8 (2.34mx1.73m)

Composite door to rear. Tiled flooring. Radiator. Range of wall, base and drawer units with sink. Plumbed for washing machine.

Cloakroom

5'8 x 3'5 (1.73m x 1.04m)

UPVC double glazed window to side. Tiled flooring and walls. Wash basin and close coupled W.C.

Landing

Staircase leading to landing. Radiator. Loft access. Cupboard housing energy efficient hot water cylinder.

Bedroom No.1

12'11 x 11'6 (3.94m x 3.51m)

UPVC double glazed window to front. Radiator. Vaulted ceiling. Door to:

Ensuite Shower Room

5'10 x 5'10 (1.78m x 1.78m)

UPVC double glazed window to front. Tiled flooring and walls. Towel rail radiator. Shower cubicle, pedestal wash basin and close coupled W.C. Heated mirror.

Bedroom No.2

12'3 x 8'10 (3.73m x 2.69m)

UPVC double glazed window to front. Radiator

Bedroom No.3

11'9 x 8'9 (3.58m x 2.67m)

UPVC double glazed window to rear. Radiator

Bedroom No.4

11'08 x 8'8 (3.56m x 2.64m)

UPVC double glazed window to rear. Radiator.

Bathroom

8'10 x 5'6 (2.69m x 1.68m)

UPVC double glazed window to rear. Tiled flooring. Panelled bath, pedestal wash basin and close coupled W.C. Radiator.

Rear Garden

Sunny South West Facing Stunning Landscaped Rear Garden

The Vendors have lovingly created a truly wonderful space to relax in, Delightful patio areas, pergolas, lawned areas and extremely well stocked borders. Gated side passageways giving access to the front

Front Garden & Driveway

Well stocked Landscaped Front Garden & Driveway
A lovely, well kept front garden featuring established borders and lawned area. Driveway affording off road parking.

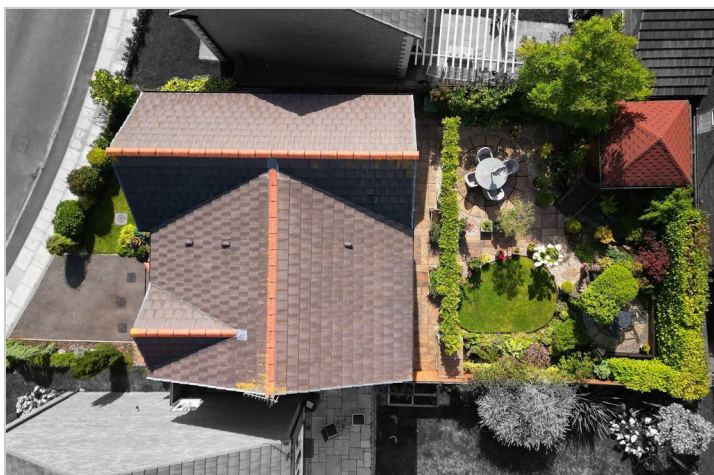
Communal Charge

Communal Charge

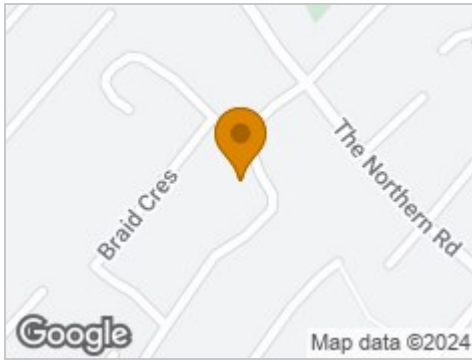
There is an annual charge of £150.00 payable to Meadfleet for upkeep of the residential green areas.

N.B -Service charge

There is a service charge of £150 per annum for garden area's within the development.



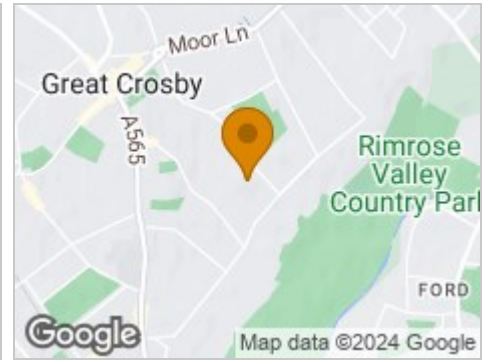
Road Map



Hybrid Map



Terrain Map



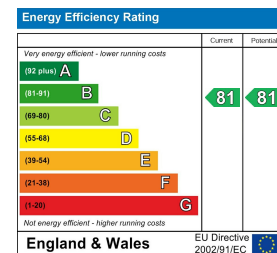
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.