



26 The Serpentine South

, Liverpool, L23 6UQ

£575,000



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External

Front Garden

Gate to front garden, mature shrubs and low maintenance paving. Secure gated access to both sides. Outside lighting to front and security lighting to the sides.

Rear Garden

Good sized garden benefits from security lighting, shed, outdoor tap, outdoor power supply, paved area ideal for seating and ample space giving the option for secure off road parking. Double wooden gates to rear give access onto Merrilocks Road. Full height new rear brick wall adds security and privacy. Secure side gates on both sides giving access to the front.

Garage

10'01 x 15'10 (3.07m x 4.83m)

Spacious garage benefits from new UPVC double glazed window, electric up and over door and has recently undergone a full rewire with ample power outlets and new LED lighting.

Internal

Porch

8'11 x 3'00 (2.72m x 0.91m)

Tiled flooring and UPVC double glazed windows creating a bright and welcoming space. New light fitting.

Entrance Hall

5'02x 14'05 (1.57mx 4.39m)

Hardwood flooring and radiator. New light fitting. Understairs storage cupboard housing gas and electric meters. Stairs leading to landing.

Living Room

20'3 x 13'8 (6.17m x 4.17m)

Hardwood flooring and abundant natural light from a large UPVC double glazed window with view of the church. Radiator, new light fitting, sliding single glazed double doors offer easy access to the dining room, creating an open and inviting space perfect for entertaining

Dining Room

11'11 x 11'11 (3.63m x 3.63m)

Currently used as a playroom. Versatile space featuring new UPVC double glazed sliding doors leading to the garden, hardwood flooring, new light fitting, radiator, access through to kitchen.

Kitchen

12'08 x 11'03 (3.86m x 3.43m)

The modern kitchen features wall and base units, tiled walls, and downlights. UPVC double glazed window, access through to dining room.

Utility Room

11'11 x 6'00 (3.63m x 1.83m)

Practical and functional, the utility room offers natural light from UPVC double glazed frosted window, partial tiling, and space for laundry and storage. Equipped with new LED light and room for white goods. New Worcester Greenstar condensing combi boiler. Access through to kitchen.

Downstairs Bathroom

3'07 x 8'02 (1.09m x 2.49m)

Tiled walls, new light fitting, hand wash basin, WC, UPVC double glazed frosted window, radiator.

Rear Porch

accessed from the utility room leading to back door and internal door to garage. Benefits from new light fitting and offers additional space for cloaks/storage.

Landing

2'10 x 18'09 (0.86m x 5.72m)

UPVC double glazed frosted window to side, loft access. Loft benefits from new LED light fitting and has been partially boarded for storage.

First Bedroom

15'00 x 13'10 (4.57m x 4.22m)

(front) Built in wardrobe, new UPVC double glazed window, new light fitting, radiator, hardwood flooring and separate WC.

WC

2'08 x 5'08 (0.81m x 1.73m)

The en-suite WC offers privacy and convenience with a UPVC double glazed frosted window to the side

Second Bedroom

12'10 x 11'10 (3.91m x 3.61m)

(rear) Hardwood flooring, storage cupboard, new light fitting, UPVC double glazed window, radiator.

Third Bedroom

11'09 x 13'09 (3.58m x 4.19m)

(front) Balcony with UPVC double glazed double doors. Hardwood flooring, fitted wardrobes, new flight fittings, radiator.

Fourth Bedroom (Office)

8'08 x 8'11 (2.64m x 2.72m)

(rear)?- Versatile and functional, bedroom 4 currently serves as an office with UPVC double glazed window, new light fitting, radiator and ample power sockets for home working

Family Bathroom

8'11 x 9'05c (2.72m x 2.87mc)

Functional bathroom with downlights, UPVC double glazed frosted window, oval bath, separate shower enclosure, WC, hand wash basin and radiator.



Road Map



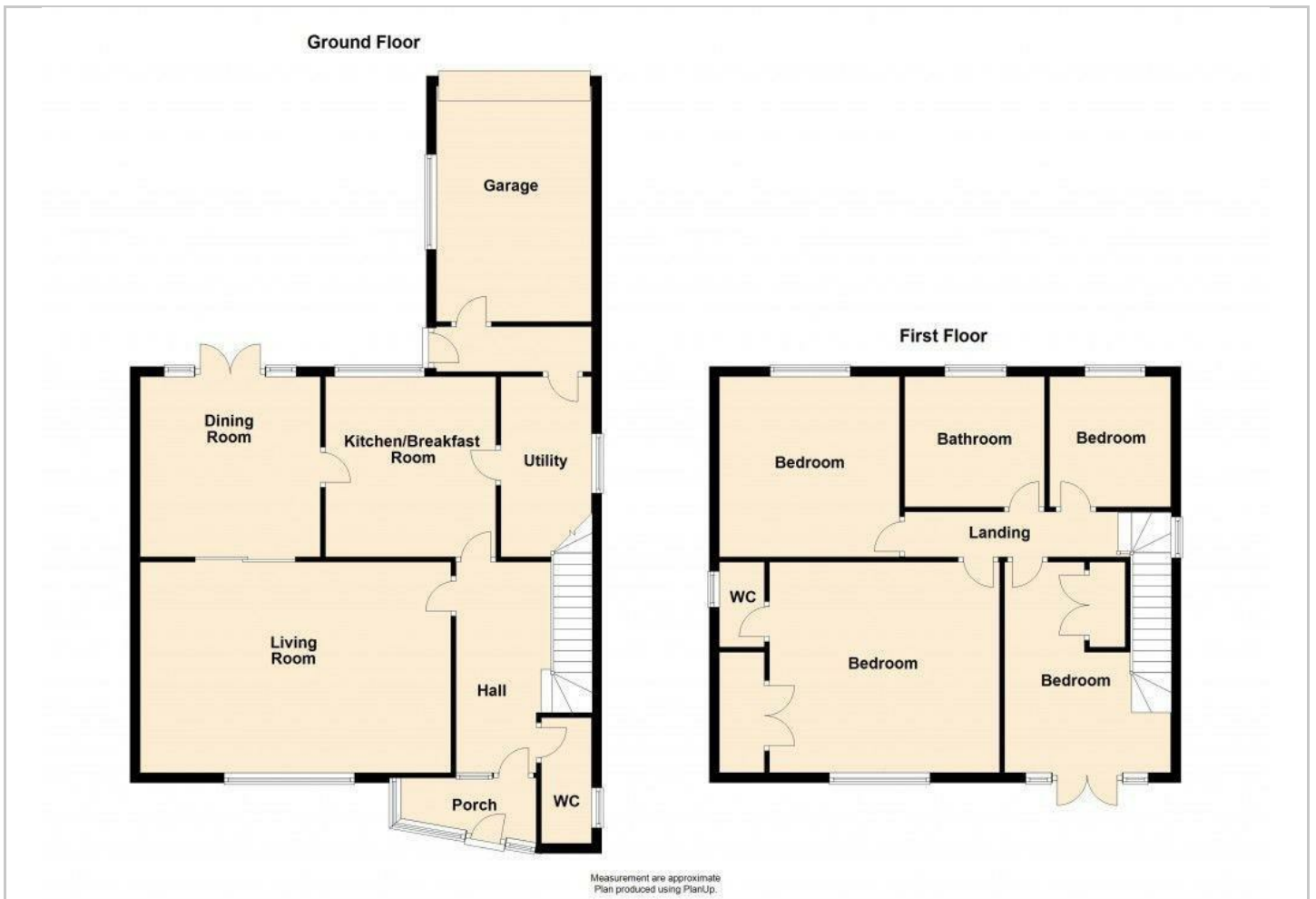
Hybrid Map



Terrain Map



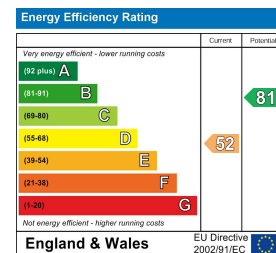
Floor Plan



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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