



9 Eshe Road

, Liverpool, L23 3AR

£635,000

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External

Front Garden

Welcome home to your picturesque front garden, framed by elegant cast iron gates and adorned with mature shrubs and trees, offering a serene welcome every time you arrive. A block-paved driveway provides ample parking space, while a small lawn area adds a touch of greenery. Outside lights illuminate the pathway, guiding your way home even on the darkest of nights.

Rear Garden

Step into your private oasis in the rear garden, where relaxation awaits. A spacious patio area invites outdoor gatherings and al fresco dining, while a lush lawn offers a tranquil space for leisure and play. A charming pond adds a touch of serenity, complete with the gentle sounds of flowing water. Take in the views from the decking area, perfect for enjoying sunny afternoons and warm evenings with loved ones.

Internal

Ground Floor

Vestibule

5'11 x 2'07 (1.80m x 0.79m)

Step into the home through a door opening to the front aspect, greeted by a charming stained glass vestibule door and cool tiled flooring, setting a welcoming tone from the moment you enter.

Entrance Hall

5'11 x 24'02 (1.80m x 7.37m)

Discover character at every turn in this inviting space, featuring a radiator for warmth, elegant covings adding a touch of sophistication, access to the basement for added utility, and exposed floorboards exuding timeless charm.

Lounge

13'02 x 15'05 (4.01m x 4.70m)

Entertain guests or unwind in style in this elegant lounge, boasting a sash window to the front aspect, a gas fireplace for added warmth and atmosphere, radiators ensuring comfort, and covings adding a touch of refinement.

Living Room

15'10x 13'01 (4.83mx 3.99m)

Another inviting space featuring a sash window to the front aspect, a gas fireplace for cozy evenings, radiators for comfort, and covings adding a sense of character and charm.

Dining Room

14'02x12'05 (4.32mx3.78m)

Flooded with natural light from the sash window overlooking the front aspect, this dining room offers a cozy ambiance with a gas fireplace, radiator for comfort, and tasteful covings enhancing its classic appeal.

Kitchen

13'11x12'09 (4.24mx3.89m)

Prepare meals with ease in this well-appointed kitchen offering functionality and style, with UPVC double glazed windows providing ample natural light, tiled flooring for easy maintenance, and a range of appliances including a space for a range cooker, complemented by a 1.5 sink and drainer unit, extractor fan, and a variety of wall and base units for storage.

Utility Room

10'09x4'03 (3.28mx1.30m)

Conveniently located with a door to the side aspect, this utility room features a low level WC and wash hand basin, offering practicality without compromising on style.

Conservatory

6'02 x 12'09 (1.88m x 3.89m)

Embrace the beauty of the outdoors from the comfort of this charming conservatory, featuring a door to the side aspect and UPVC double glazed windows to the rear aspect, inviting plenty of natural light into the space.

Second Floor

Landing

13'05 x 15'02 (4.09m x 4.62m)

Ascend the staircase to the second floor, where covings adorn the walls, adding a touch of elegance to the transition between levels.

Master Bedroom

17'3 x 14'00 (5.26m x 4.27m)

Retreat to this spacious bedroom boasting a UPVC double glazed window to the front aspect, radiator for comfort, and fitted wardrobes providing ample storage space.

Bedroom Two

26'4 x 13'02 (8.03m x 4.01m)

Another comfortable bedroom featuring a UPVC double glazed window to the front aspect, radiator for warmth, and fitted wardrobes offering practical storage solutions.

Bedroom Three

16'9" x 12'8 (5.11m x 3.86m)

Enjoy peaceful nights in this bedroom with a sash window overlooking the rear aspect, radiator for comfort, and ample space for relaxation.

Bedroom Four

18'11" x 23'9 (5.77m x 7.24m)

Relax in style in this well-appointed bedroom featuring a UPVC double glazed window to the front aspect, radiator for warmth, and space for personalization.

Shower Room

5'05 x 6'08 (1.65m x 2.03m)

Refresh and rejuvenate in this modern shower room featuring a sash window to the rear aspect, towel rail for convenience, walk-in shower unit, and wash hand basin.

Additional WC

3'01 5'04 (0.94m 1.63m)

Offering added convenience, this separate WC features a window to the rear aspect and a low level WC.

Second Floor

Family Bathroom

13'1x 10'01 (3.99mx 3.07m)

Indulge in luxury in this family bathroom boasting a window to the rear aspect, radiator for warmth, roll-top bath for relaxation, walk-in shower unit for convenience, and a double vanity wash basin for added functionality.

Bedroom Five

(16'9" x 13'6 ((5.11m x 4.11m)

Discover comfort and functionality in this inviting bedroom. Natural light fills the space through the UPVC double glazed window, offering views of the serene side aspect. Stay cozy year-round with the radiator providing warmth on chilly nights. Whether used as a bedroom, home office, or creative space, this room offers versatility to suit your needs.

Bedroom Six

Retreat to this versatile bedroom featuring a UPVC double glazed window to the side aspect, radiator for comfort, and endless possibilities for use.



Road Map



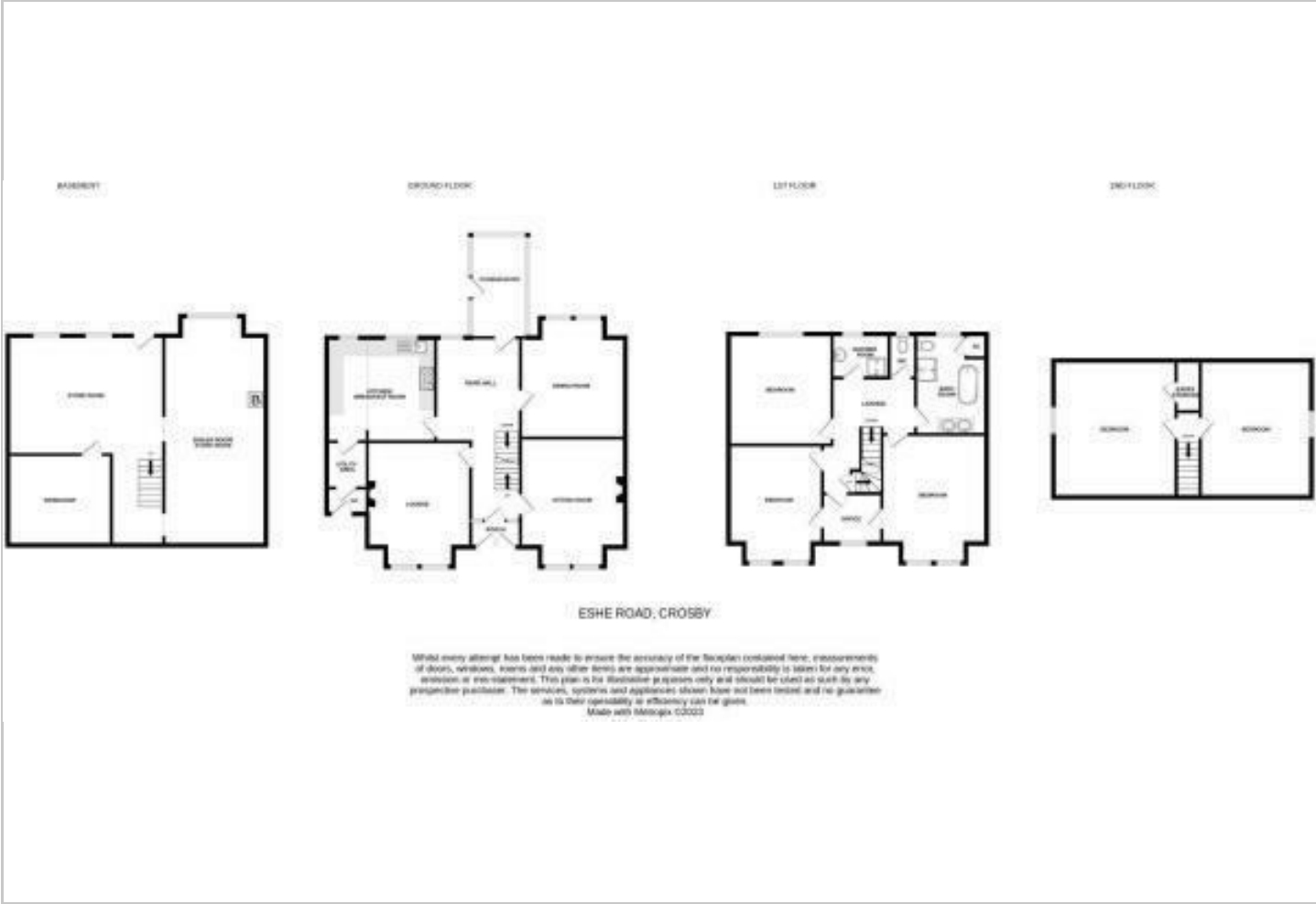
Hybrid Map



Terrain Map



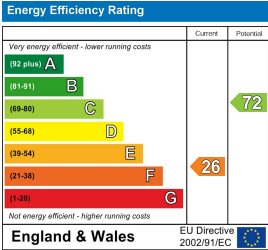
Floor Plan



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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