



## 56 Warren Road

, Liverpool, L23 6UF

Offers over £1,000,000



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## Foyer

Single glazed wooden framed door to side elevation, alarm box, laminate flooring.

## Hallway

carpet flooring, loft access, storage cupboard.

## Living Room

UPVC double glazed bay style window to front elevation, UPVC double glazed door to side elevation, carpet flooring, open fire, radiator, picture rail.

## Morning Room

UPVC double glazed window to side elevation, radiator, gas wall mounted fire, storage cupboard.

## Kitchen/Dining Room

UPVC double glazed windows to side and rear elevation, range of wall and base units, 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated appliances include, oven, grill, microwave, hob with extractor fan, downlights, space for dishwasher.

## Utility Room

UPVC double glazed door to side elevation, loft access, strip light, tiled flooring, space for white goods.

## WC

Full tiled, boiler, WC, wash hand basin

## Main Bathroom

UPVC frosted double glazed window to rear elevation, WC, wash hand basin, bath, chrome towel rail, full tiled, walk in shower.

## Shower Room

UPVC double glazed windows to rear elevation, laminate flooring, vanity unit wash hand basin and WC, white towel rail, walk in shower, downlights, extractor fan.

## Bedroom One

UPVC double glazed windows to rear and side elevation, carpet flooring, radiator.

## Bedroom Two

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

## Bedroom Three

UPVC double glazed window to side elevation, wash hand basin, carpet flooring, radiator

## Bedroom Four

UPVC double glazed window to front elevation, carpet flooring, fitted wardrobes, gas fire with surround.

## Externally

Cast iron gate to front elevation, large driveway leading to property, mature shrubs and trees, outside lighting, steps to raised patio and gazebo, multiple sheds to rear.

## Garage



## Road Map



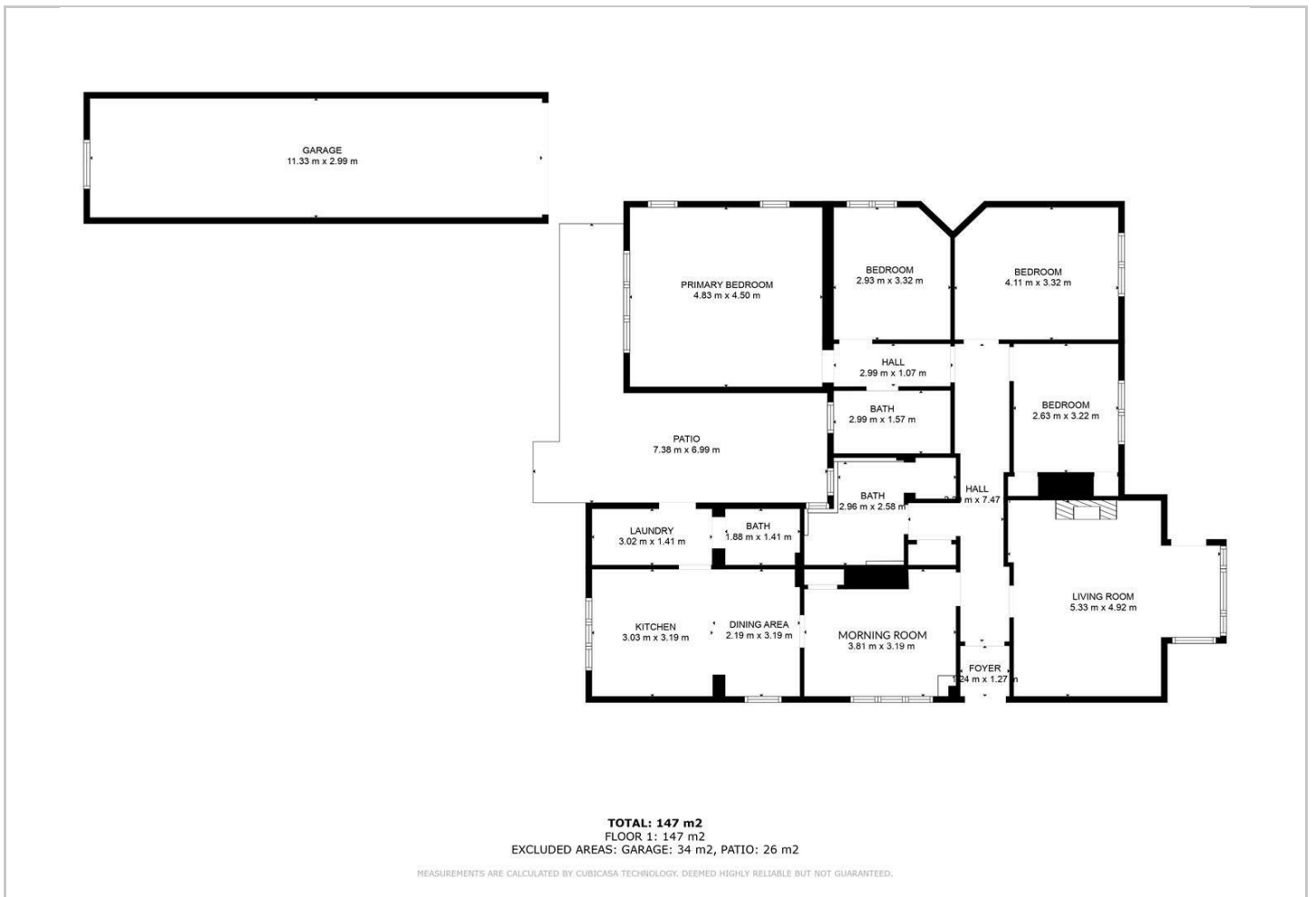
## Hybrid Map



## Terrain Map



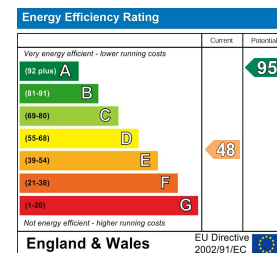
## Floor Plan



## 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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