



## 35 Riverslea Road

, Liverpool, L23 6SY

£230,000



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## Ground Floor

### Porch

2'05 x 8'10 (0.74m x 2.69m)

UPVC double glazed double door to front elevation, wall lights, carpet flooring.

### Entrance Hall

6'04 x 13'11 (1.93m x 4.24m)

Frosted single glazed door to front elevation, radiator, carpet flooring, wall lights picture rail, under stairs storage with UPVC frosted double glazed window to side elevation.

### Lounge

13'08 x 11'01 (4.17m x 3.38m)

UPVC double glazed double door to rear elevation, laminate flooring, gas fire, wall lights, picture rail.

### Dining Room

11'05 x 12'10 (3.48m x 3.91m)

UPVC double glazed window to front elevation, laminate flooring, radiator, gas fire, picture rail.

### Kitchen

6'08 x 10'01 (2.03m x 3.07m)

Sliding door, wooden framed frosted single glazed door to side elevation, UPVC double glazed window to rear elevation, range of wall and base units, combi boiler 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated electric oven and gas hob, space for white goods, tiled walls.

## First Floor

## Landing

6'09 x 9'04 (2.06m x 2.84m)

Carpet flooring, UPVC double glazed window to side elevation, picture rail.

### Bedroom One

13'09 x 11'01 (4.19m x 3.38m)

UPVC double glazed window to rear elevation, laminate flooring, picture rail, radiator.

### Bedroom Two

12'10 x 11'02 (3.91m x 3.40m)

UPVC double glazed windows to front elevation, laminate flooring, fitted storage, picture rail.

### Bedroom Three

6'09 x 7'10 (2.06m x 2.39m)

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

### Bathroom

7'07 x 6'09 (2.31m x 2.06m)

UPVC frosted double glazed window to rear elevation, full tiled, bath WC, wash hand basin, radiator, loft access, fitted storage cupboard.

## Externally

### Front Garden

Gated access, mature shrubs, side access.

### Rear Garden

Patio area, outside tap and security light, shed.



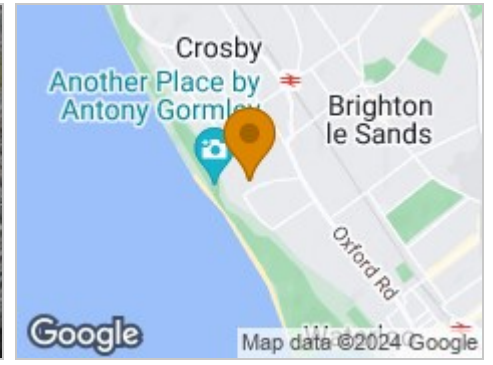
## Road Map



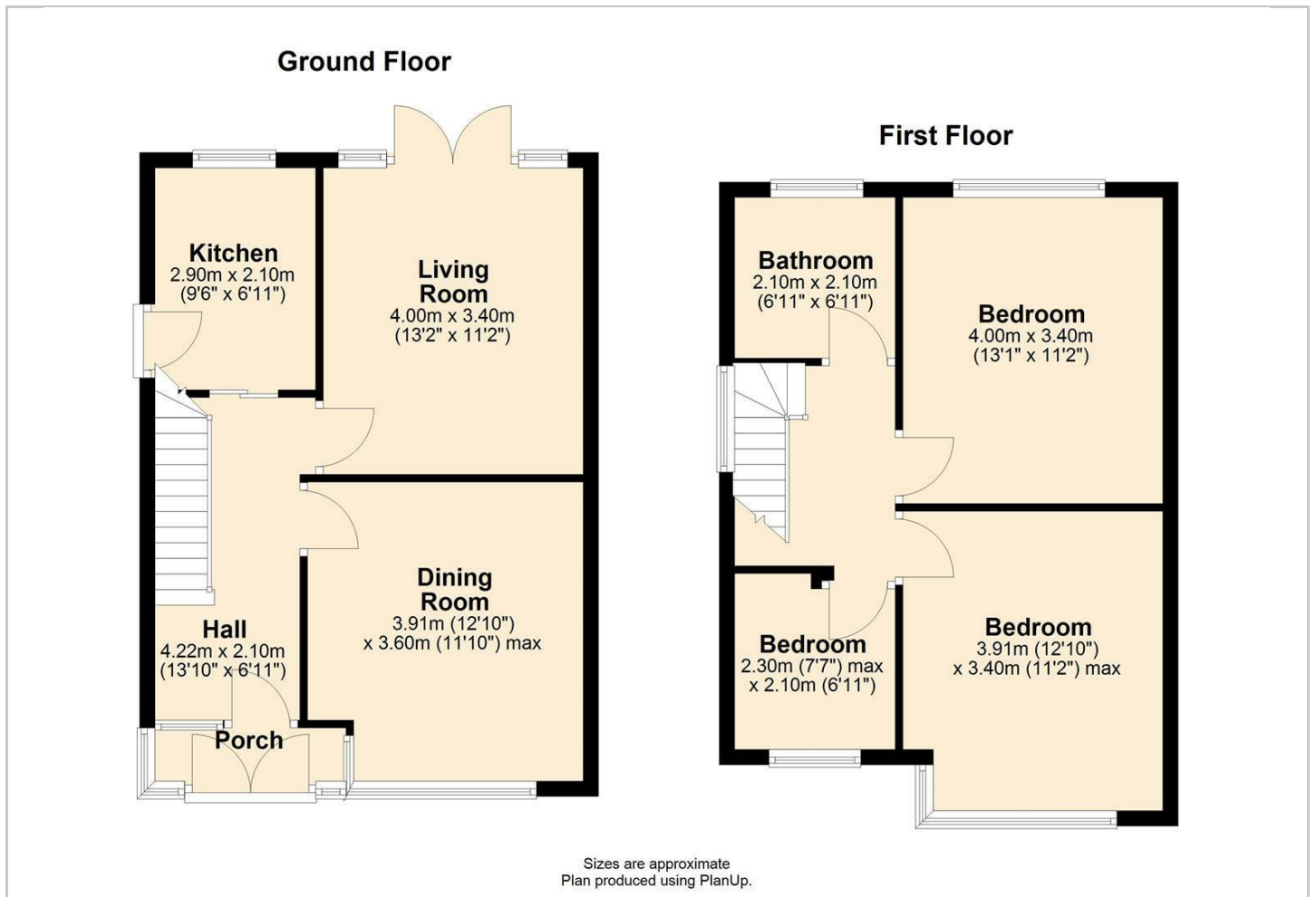
## Hybrid Map



## Terrain Map



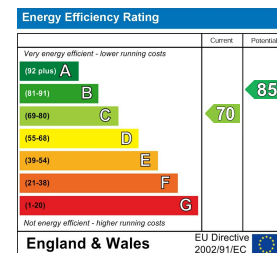
## Floor Plan



## 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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