



26 St. Andrews Road

, Liverpool, L23 8UB

£1,000,000



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Ground Floor

Foyer/Hall

18'0 x 13'6 (5.49m x 4.11m)

UPVC frosted double glazed door to front elevation, hardwood flooring, stairs leading to first floor, wall lights, fitted storage.

Living Room

14'4 x 31'7 (4.37m x 9.63m)

UPVC double glazed sash window, UPVC double glazed bi-fold doors to rear elevation, hardwood flooring.

Family Room

14'4 x 12'6 (4.37m x 3.81m)

UPVC double glazed sash windows to front elevation, hardwood flooring, wall lights.

Open Plan Kitchen/Dining Room

24'5 x 18'11 (7.44m x 5.77m)

Stone tile flooring, UPVC double glazed bi-fold doors to rear elevation, downlights, wall lights.

UPVC double glazed window to rear elevation, range of wall and base units, Corian worktops, inset 1/12 bowl stainless steel sink with instant hot water tap, tiled splashback, integrated double Neff ovens with proving drawers fridge, breakfast island with induction hob.

Laundry Room

10'6 x 7'10 (3.20m x 2.39m)

UPVC double glazed door and window to rear elevation, stone tiled flooring, sink with chrome mixer tap, part tiled, integrated freezer, space for white goods, downlights, white towel rail.

WC

7'5 x 5'8 (2.26m x 1.73m)

WC, wash hand basin, vanity unit, part tiled.

Garage

10'8 x 12'6 (3.25m x 3.81m)

Electric up and over door, heating system, power and lights.

First Floor

Landing/Office

13'7 x 17'10 (4.14m x 5.44m)

UPVC double glazed windows to front elevation, carpet flooring, split landing.

Primary Bedroom

15'3 x 22'8 (4.65m x 6.91m)

UPVC double glazed sash windows to front elevation, UPVC frosted inlaid window to side elevation, carpet flooring.

Walk In Wardrobe

10'5 x 5'0 (3.18m x 1.52m)

UPVC double glazed sash windows to rear elevation, fitted wardrobe, downlights, carpet flooring.

Ensuite

7'1 x 9'11 (2.16m x 3.02m)

UPVC double glazed window to rear elevation, free standing bath, wash hand basin, WC, walk in shower with rainfall shower head, downlights, full tiled, chrome towel rail

Bedroom Two

13'5 x 15'7 (4.09m x 4.75m)

UPVC double glazed sash windows to rear elevation, carpet flooring, fitted wardrobe.

Ensuite

5'8 x 5'9 (1.73m x 1.75m)

Feature glass brick wall, WC, wash hand basin, full tiled, chrome towel rail, downlights, walk in shower.

Bedroom Three

14'11 x 14'11 (4.55m x 4.55m)

UPVC double glazed sash window to rear elevation, carpet flooring.

Ensuite

5'9 x 5'10 (1.75m x 1.78m)

UPVC frosted double glazed window to side elevation, full tiled, chrome towel rail, WC, downlights, wash hand basin, corner shower with rainfall shower head.

Bedroom Four

14'4 x 9'3 (4.37m x 2.82m)

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

Family Bathroom

10'4 x 6'10 (3.15m x 2.08m)

UPVC frosted double glazed window to side elevation, WC, wash hand basin, full tiled, chrome towel rail, free standing bath, downlights, electric shower.

Externally

Front Garden

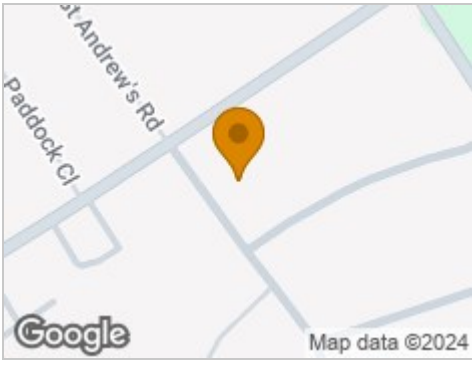
Dual access driveway, imprinted concrete, access to garage and side access, mature shrubs and trees, outside lights.

Rear Garden

Mainly laid to lawn, outside lights, mature shrubs and trees, tree house, side access. patio with pergola.



Road Map



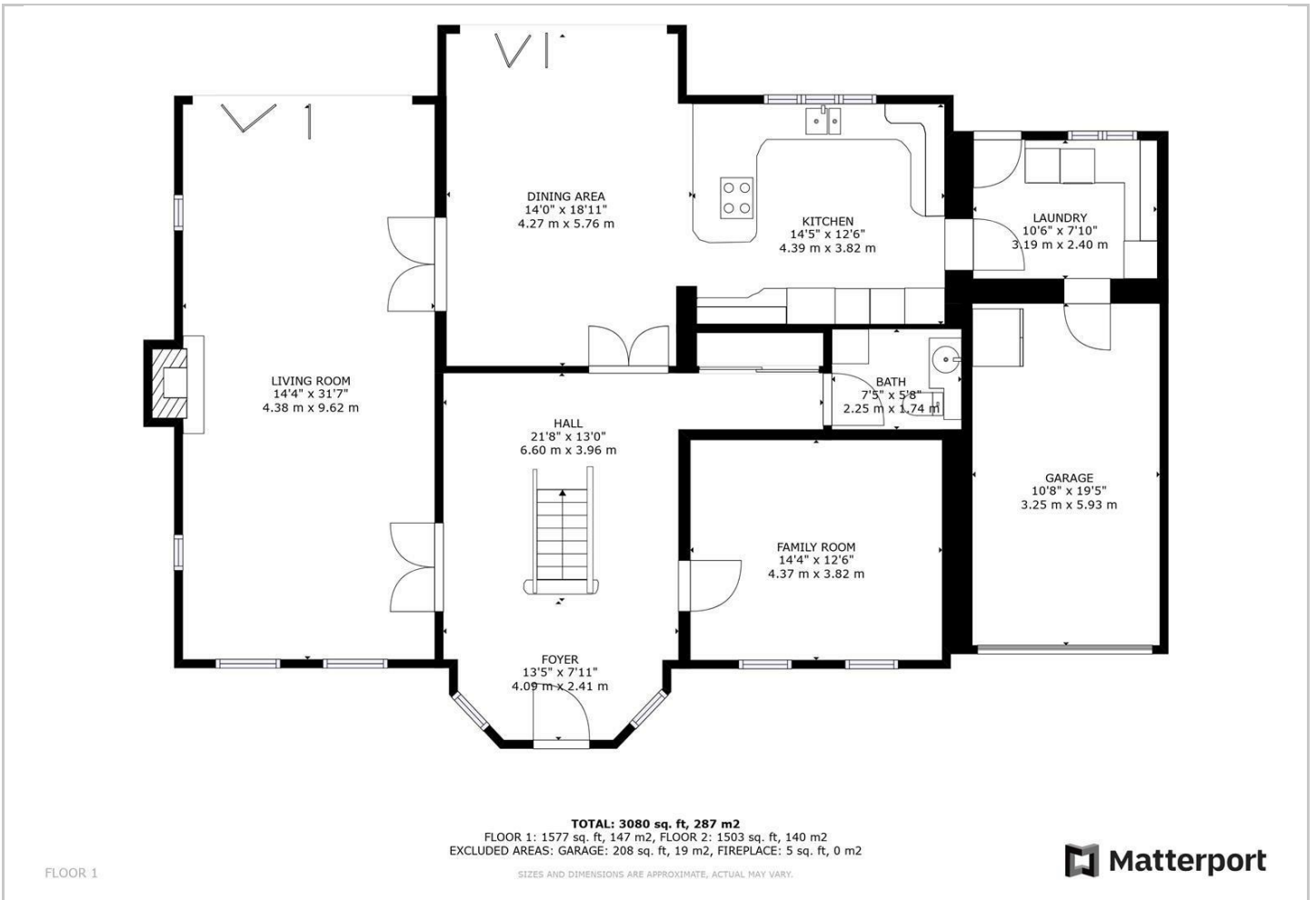
Hybrid Map



Terrain Map



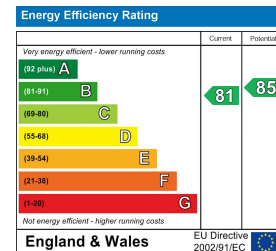
Floor Plan



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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