



## 6 St. Lukes Road

, Liverpool, L23 5SZ

£240,000



# 6 St. Lukes Road

, Liverpool, L23 5SZ

£240,000



## Ground Floor

### Vestibule

2'07 x 5'09 (0.79m x 1.75m)

Wooden single glazed frosted door to front elevation, tiled flooring.

### Living Room

10'02 x 13'08 (3.10m x 4.17m)

UPVC double glazed bay style window to front elevation, Karndean flooring, radiator, electric fire.

### Dining Room

9'11 x 10'02 (3.02m x 3.10m)

Stairs to first floor, Karndean flooring, radiator, single glazed window through kitchen, wooden framed single glazed door leading to kitchen.

### Kitchen

10'0 x 14'10 (3.05m x 4.52m)

UPVC double glazed door and window to rear elevation, tiled flooring, range of wall and base units, 1 1/2 bowl stainless steel sink with chrome mixer tap, radiator, wine rack, range cooker with extractor fan, integrated fridge and freezer.

## First Floor

### Landing

11'08 x 8'02 (3.56m x 2.49m)

Two storage cupboards. Loft access to boarded loft area housing combination gas central heating boiler.

### Bedroom One

10'04 x 14'03 (3.15m x 4.34m)

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

### Bedroom Two

8'06 x 18'08 (2.59m x 5.69m)

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

### Bedroom Three

6'03 x 13'08 (1.91m x 4.17m)

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

### Bathroom

13'05 x 7'11 (4.09m x 2.41m)

UPVC double glazed window to rear. Laminate flooring. Radiator. Part tiled walls. Suite incorporating cast iron bath, pedestal wash basin, close coupled W.C. Separate shower cubicle.

### WC

2'07 x 4'04 (0.79m x 1.32m)

WC

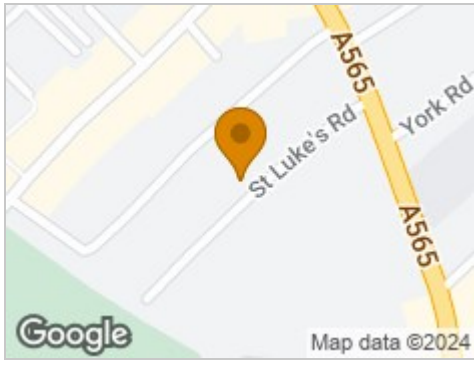
## Externally

### Rear Garden

Wide, gated alleyway to right hand side of property giving access to rear. This alleyway is owned by this property. Pleasant rear patio garden, separated into two areas, the rearmost area having a raised decked patio section.



## Road Map



## Hybrid Map



## Terrain Map



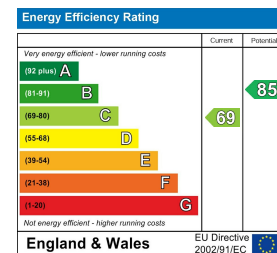
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.