



68 Brownmoor Park

, Liverpool, L23 0TW

£400,000



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Ground Floor

Vestibule

6'08 x 2'04 (2.03m x 0.71m)

UPVC double glazed double doors to front elevation, tiled flooring.

Entrance Hall

7'04 x 13'02 (2.24m x 4.01m)

Wooden framed frosted single glazed with feature inlay to front elevation, solid oak flooring, UPVC frosted double glazed window to side elevation, radiator, dado rail, alarm box, cupboard housing consumer unit. space under stairs with additional UPVC frosted double glazed window to side elevation.

Lounge

14'02 x 11'07 (4.32m x 3.53m)

UPVC double glazed bay style window to front elevation, oak flooring, gas fire with surround, radiator, picture rail.

Open Plan Kitchen/Dining Room

23'09 x 18'03 (7.24m x 5.56m)

Oak flooring, feature fireplace with gas fire, wall lights, picture rail, UPVC double glazed double doors to rear elevation, two separate radiators, tiled flooring kitchen area with UPVC double glazed window to rear elevation, range of wall and base units, space for range cooker with splashback and extractor fan, inset 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated dishwasher.

Utility Room

7'0 x 8'07 (2.13m x 2.62m)

UPVC frosted double glazed door to side elevation,

tiled flooring, radiator, picture rail, plumbing for white goods.

First Floor

Landing

Carpet stairs, UPVC frosted double glazed window to side elevation, picture rail, stairs to second floor

Bedroom One

14'09 x 11'01 (4.50m x 3.38m)

UPVC double glazed bay style window to front elevation, carpet flooring, fitted wardrobes, radiator, picture rail.

Bedroom Two

11'05 x 14'07 (3.48m x 4.45m)

UPVC double glazed window to rear elevation, carpet flooring, radiator, fitted wardrobes, picture rail.

Bedroom Three

6'10 x 6'09 (2.08m x 2.06m)

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

Bathroom

7'0 x 8'07 (2.13m x 2.62m)

UPVC double glazed window to rear elevation, tiled floor, part tiled walls, bath with rainfall shower above, towel rail, dual sinks with additional storage, WC, extractor fan.

Second Floor

Bedroom Four

15'06 x 15'06 (4.72m x 4.72m)

UPVC double glazed window to rear elevation,

laminated flooring, radiator, fitted wardrobes with sliding doors, Velux window to front elevation.

En-Suite

6'05 x 5'0 (1.96m x 1.52m)

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

Externally

Front Garden

Side access down to garage, K-Rendering, wooden gate, lawn.

Rear Garden

Imprint tarmac patio area with steps down, side access, rockery with mature shrubs, garden is mainly laid to lawn, fencing separates garden from rear meadow, double wooden gates provide front access, outside tap, outside shed.



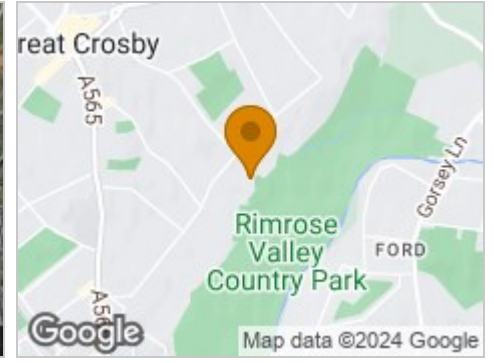
Road Map



Hybrid Map



Terrain Map



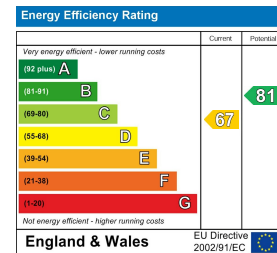
Floor Plan



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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