



## 3 Endsleigh Road

Brighton-Le-Sands, Liverpool, L22 6QG

£200,000



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## Ground Floor

### Entrance Hall

3'11 x 4'02 (1.19m x 1.27m)

UPVC frosted double glazed door to front elevation, radiator, laminate flooring, alarm box, picture rail.

### Lounge

12'0 x 15'07 (3.66m x 4.75m)

UPVC double glazed bay style window to front elevation, laminate flooring, picture rail, dado rail, fireplace.

### Dining Room

8'01 x 15'01 (2.46m x 4.60m)

Under stairs storage with combi boiler and single glazed window to side elevation, dado rail, laminate flooring, wall lights, radiator.

### Kitchen

8'07 x 14'03 (2.62m x 4.34m)

UPVC double glazed window to rear elevation, tiled flooring, range of wall and base units, serving hatch, UPVC double glazed double doors to rear elevation, 1 1/2 bowl stainless steel sink with chrome mixer tap, gas hob, extractor fan, radiator

## First Floor

### Landing

6'08 x 6'11 (2.03m x 2.11m)

UPVC double glazed window to side elevation, loft access, picture rail.

### Bedroom One

9'05 x 12'08 (2.87m x 3.86m)

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

### Bedroom Two

8'02 x 11'04 (2.49m x 3.45m)

UPVC double glazed windows to rear elevation, carpet flooring, radiator, picture rail.

### Bedroom Three

6'08 x 6'04 (2.03m x 1.93m)

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

### Bathroom

5'03 x 6'11 (1.60m x 2.11m)

Vinyl floor tiles, WC, wash hand basin, UPVC double glazed window to side elevation, tiled walls, radiator, picture rail, oval bath with rainfall shower above.

## Externally

### Front Garden

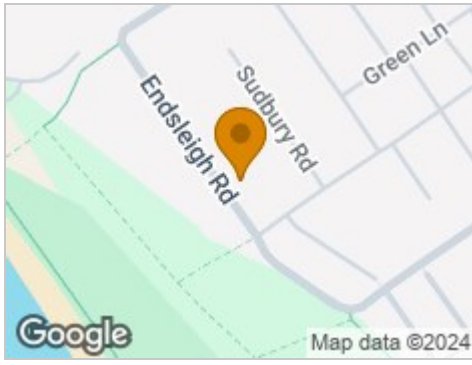
Side access with off road parking

### Rear Garden

Patio area with shed, secure fencing with side access.



## Road Map



## Hybrid Map



## Terrain Map



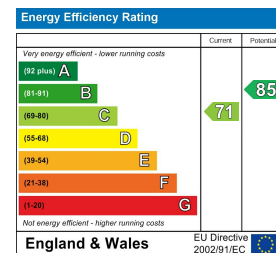
## Floor Plan



## 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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