



56 Sherwood Road

, Liverpool, L23 7UF

£550,000



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Ground Floor

Porch

UPVC double glazed door and slit window to front elevation, carpet flooring.

Entrance Hall

Wooden framed frosted double glazed door, UPVC frosted double glazed window to front elevation, hardwood flooring, radiator, picture rail, dado rail, under stairs storage, oak staircase with glass balustrade.

Lounge

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

Living Room

UPVC double glazed bi fold doors to rear elevation, wall lights, fitted cupboards, radiator, inset gas fire, downlights.

Reception Room/ Bedroom Five

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

Kitchen/Dining Room

UPVC double glazed door to rear elevation, UPVC double glazed windows to rear and side elevation, laminate flooring, inset stainless steel sink with chrome mixer tap, NEFF gas hob with splashback and extractor fan, integrated NEFF oven and grill, dishwasher, washing machine, fridge, freezer, downlights, radiator.

First Floor

Landing

UPVC double glazed window to front elevation, carpet flooring, split level, airing cupboard, loft access, Velux window to rear elevation.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Velux window to rear elevation, storage in eaves, laminate flooring, radiator.

Shower Room

UPVC frosted double glazed window to rear elevation, part tiled, mosaic floor, wash hand basin, WC, walk in shower, downlights, radiator.

Externally

Front Garden

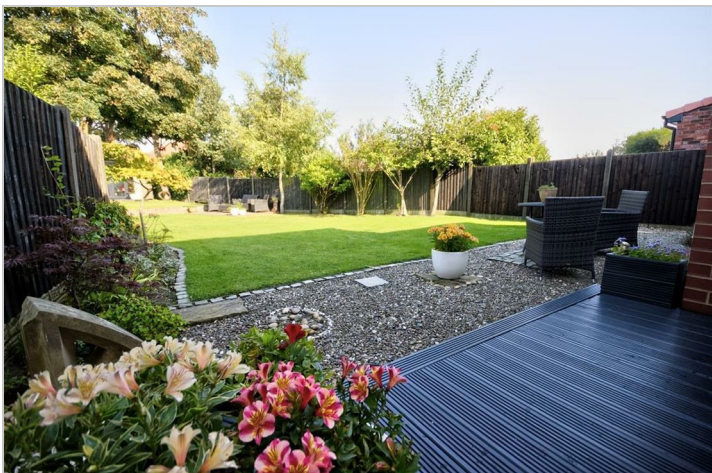
Off road parking, mainly gravel borders, sleeper borders with mature shrubs and trees.

Rear Garden

Raised decking area, outside lights, gravel border, garden mainly laid to lawn, additional patio area, mature shrubs and trees, bespoke garden room with power and lights, outside tap, side access.

WC

WC, wash hand basin.



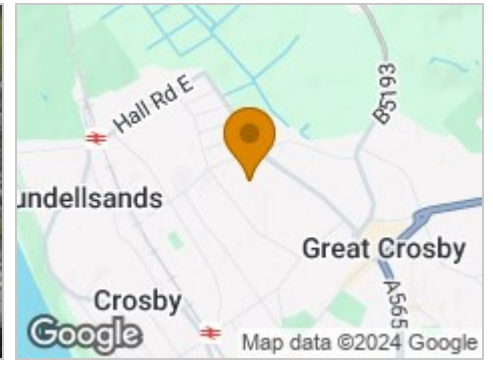
Road Map



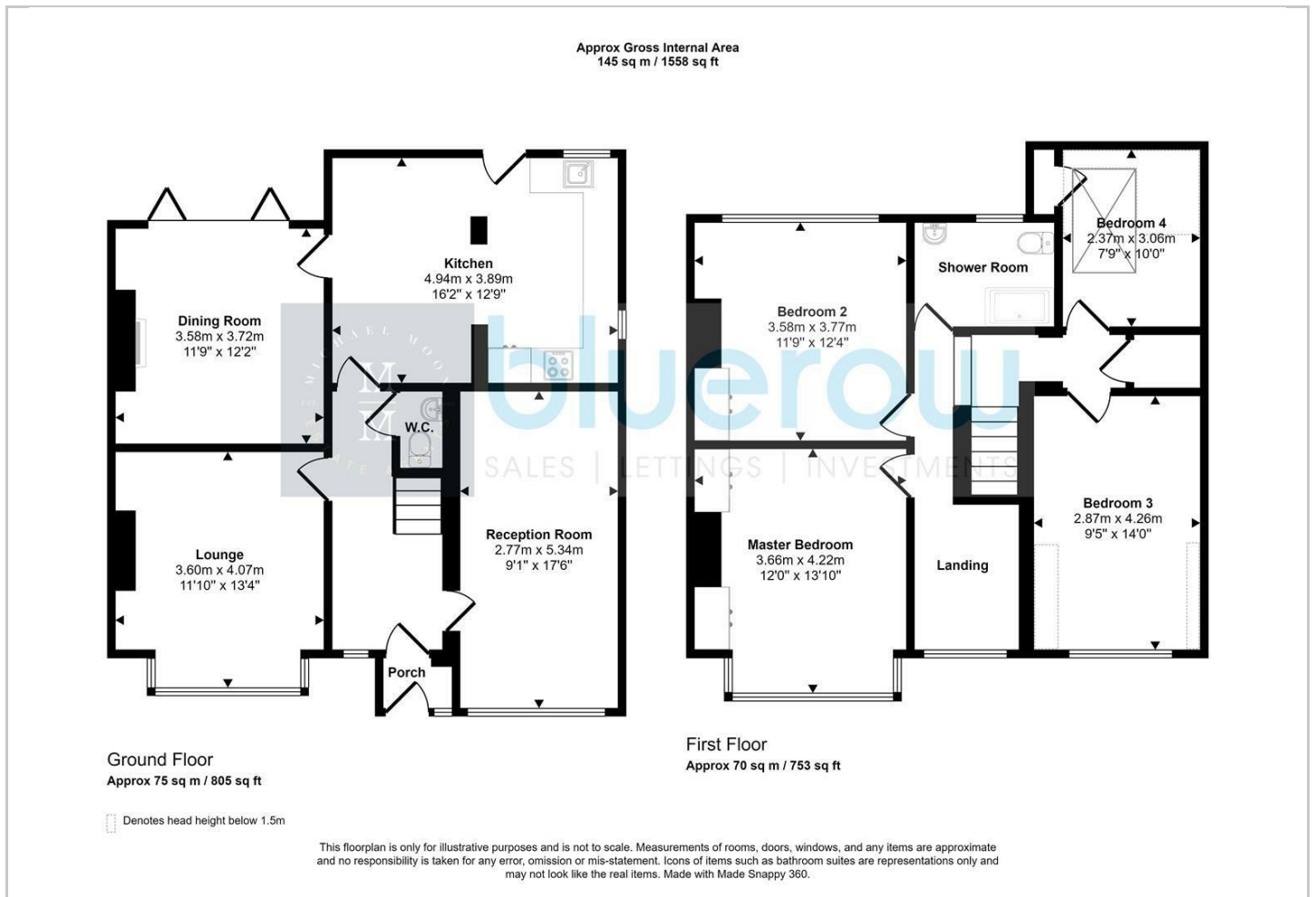
Hybrid Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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