



# 41 Runnells Lane

, Liverpool, L23 1XJ

£320,000



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## Entrance Hall

UPVC frosted double glazed door to side elevation, radiator, vinyl flooring.

## WC

5'01 x 2'10 (1.55m x 0.86m)

UPVC frosted double glazed window to side elevation, vinyl flooring, WC, wash hand basin.

## Kitchen

8'11 x 9'8 (2.72m x 2.95m)

UPVC double glazed windows to side elevation, vinyl flooring, 1 1/2 bowl stainless steel sink with chrome mixer tap, range of wall and base units, induction hob with extractor fan and splashback, integrated oven, microwave, fridge, freezer, washing machine. Worcester combi boiler.

## Bedroom One

14'6 x 8'3 (4.42m x 2.51m)

## Lounge/Dining Room

21'3 x 12'7 (6.48m x 3.84m)

UPVC double glazed windows to front and side elevation, radiator, vinyl flooring, radiator.

## Shower Room

6'2 x 7'2 (1.88m x 2.18m)

UPVC frosted double glazed window to side elevation, tiled, walk in shower with rainfall shower head, downlights, chrome towel rail, extractor fan, WC, wash hand basin

## Inner Hall

Airing cupboard, loft access, vinyl flooring.

## Bedroom Two

11'09 x 9'4 (3.58m x 2.84m)

UPVC double glazed window to rear elevation, vinyl flooring, radiator, fitted mirror wardrobes.

## Bedroom Three

9'8 x 9'6 (2.95m x 2.90m)

UPVC double glazed double doors to rear elevation, vinyl flooring, radiator.

## Externally

### Front Garden

Parking for several cars, double gates to garage, blocked paved area, pebbled decorative border with shrubs, secure gates.

### Rear Garden

Well established garden, laid with trees, bushes and shrubs. laid to lawn, paved patio area, outside tap, access to garage and front of property.

### Garage

Up and over door.



## Road Map



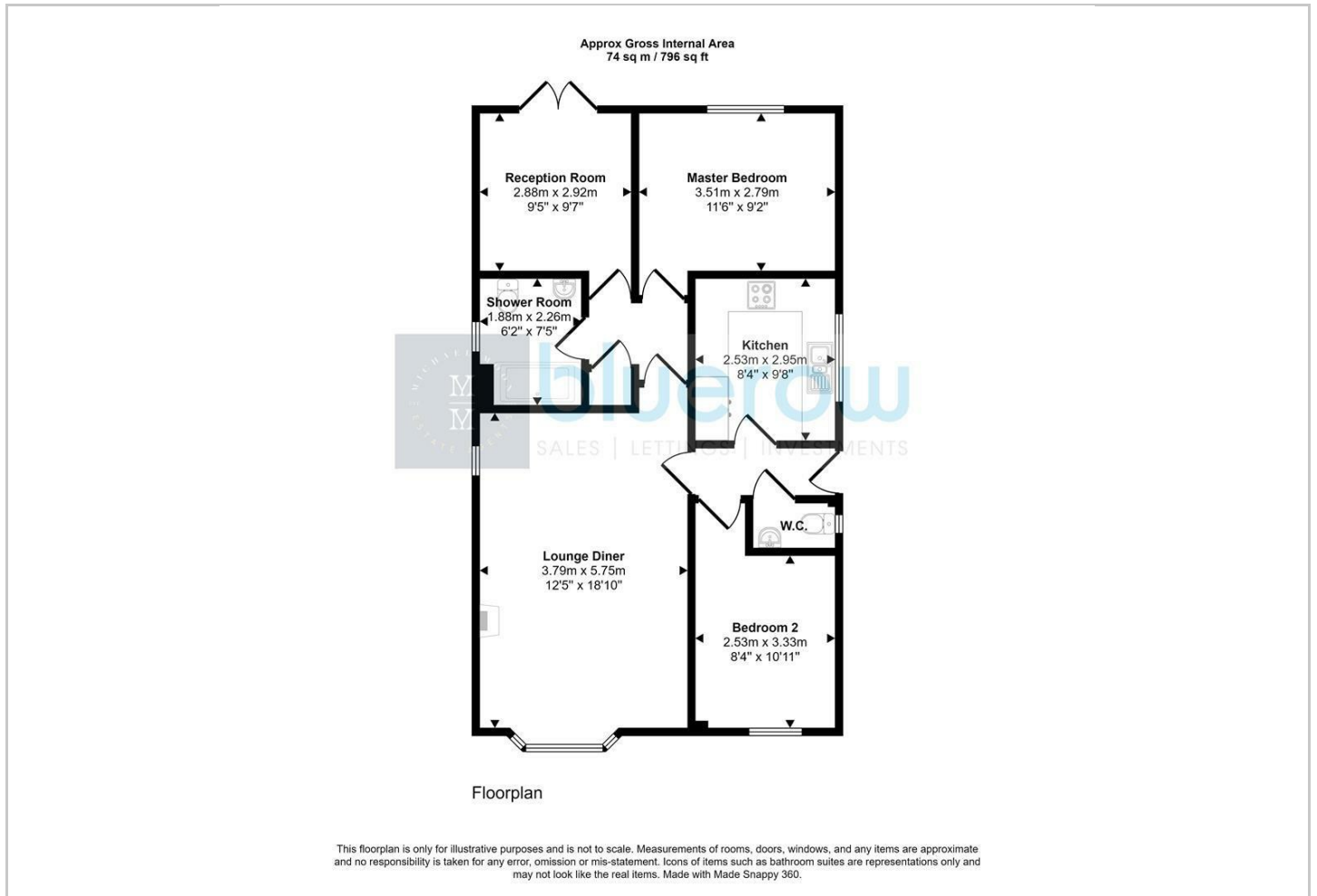
## Hybrid Map



## Terrain Map



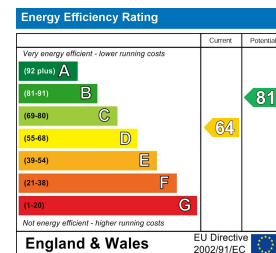
## Floor Plan



## 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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