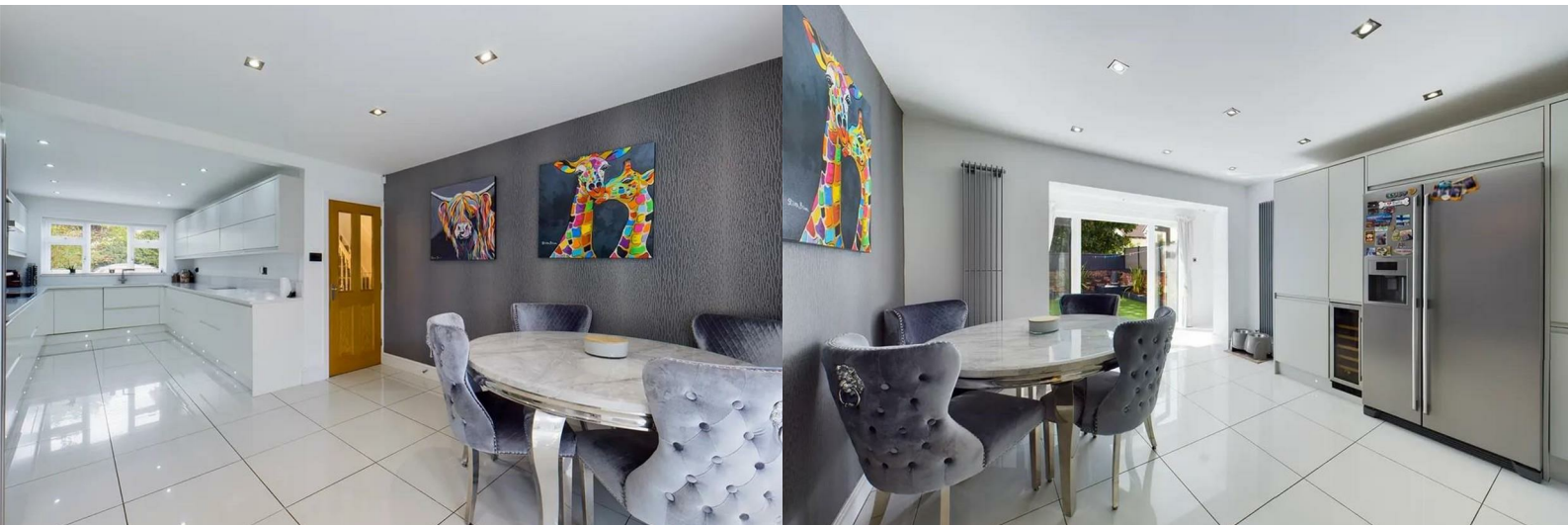




5 Newstead Avenue

, Liverpool, L23 6XJ

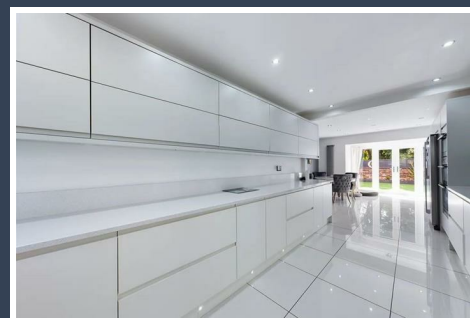
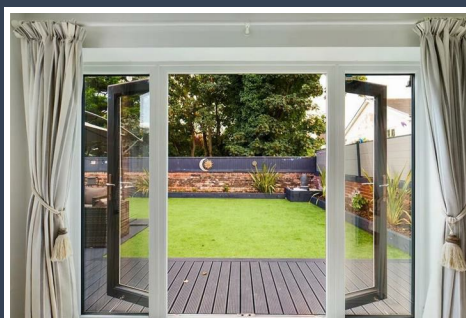
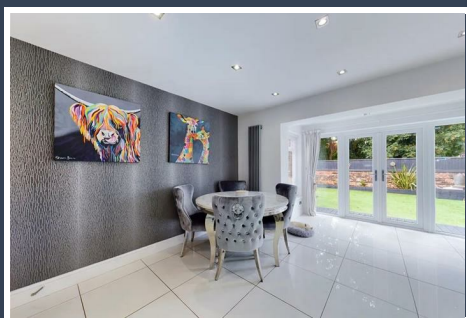
£620,000



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Ground Floor

Entrance Porch

Entrance porch with a composite glazed panel main entry door with Ultion high security lock, recessed ceiling lights and double power socket, fully tiled floor. Double glazed windows to front and side aspects. Access to hall.

Hallway

Glazed wooden front door. Double glazed frosted window to side aspect. Parquet oak flooring. Radiator. Access to living room, kitchen, sitting room, office and WC.

Study

7'10 x 6'09 (2.39m x 2.06m)

Double glazed window to front aspect. Parquet oak flooring. Radiator. Fitted storage cupboard.

Snug

14'7 x 9'2 (4.45m x 2.79m)

An L shaped room with built-in storage cupboards. Inset contemporary Gazco gas fire with realistic log fuel effect and black granite surround. Double glazed window to front aspect. Parquet flooring. Radiator.

Kitchen/Living Room

24'10 x 12'9 (7.57m x 3.89m)

Fitted wall and base (soft close) cupboard doors with granite work surfaces, upstands and windowsill, undermounted bowl and a half sink with brushed chrome mixer tap. Integrated appliances include a four zone AEG induction hob, AEG extractor, AEG double oven and combi microwave, wine cooler and space for a free-standing fridge freezer. Pull-out kidney shaped corner units, LED underlighting, LED plinth lights, ceiling spotlights and two designer flat radiators. Double glazed French doors to the garden and decking area. Porcelain floor tiles. Double glazed

windows to front, rear and side aspects. Access to utility room.

Utility Room

12'0 x 5'0 (3.66m x 1.52m)

Shaker-style storage cupboards, wall and base mounted units with stone effect worktop, stainless steel single bowl sink with chrome mixer tap, waterproof cushioned flooring, plumbing for washing machine and tumble dryer.

Lounge

19'1 x 12'4 (5.82m x 3.76m)

Log burning stove. Double glazed windows side aspect with double glazed French doors leading out to the rear garden and patio area. Parquet flooring. Radiator. Access to Orangery double doors.

Orangery

15'10 x 10'05 (4.83m x 3.18m)

Beautiful Orangery currently used as a formal dining area. Double glazed glass Lantern. Double doors to garden. Double glazed window to rear aspect. Parquet flooring. Radiator. Spotlights.

WC

Double glazed frosted window to side aspect. Parquet oak flooring. Tiled walls. WC. Sink. Fitted mirrored wall cabinet.

First Floor

Landing

Double glazed window to front aspect. Fitted carpet. Access to each of the four bedrooms and family bathroom.

Bedroom One

13'10 x 12'0 (4.22m x 3.66m)

Double bedroom with double glazed window to front

aspect. Radiator. Built in storage and well equipped walk in wardrobe with shelving and hanging space. Parquet flooring. Access to en-suite.

En-Suite

8'9 x 7'2 (2.67m x 2.18m)

Large walk-in shower cubicle. Fully fitted vanity cupboards with hidden cistern and wall-mounted push plate. Fully tiled walls with feature tiles, fully tiled floor and designer radiator. Double glazed frosted window to side aspect.

Walk In Wardrobe

12'5 x 12'0 (3.78m x 3.66m)

Bedroom Two

12'05 x 12'0 (3.78m x 3.66m)

Double bedroom. Double glazed window to rear aspect. Radiator. Parquet oak flooring. Fitted wardrobes.

Bedroom Three

12'4 x 8'2 (3.76m x 2.49m)

Double bedroom. Double glazed window to front aspect. Radiator. Laminate flooring. Fitted wardrobes.

Bedroom Four

8'10 x 8'7 (2.69m x 2.62m)

Double bedroom. Double glazed window to front aspect. Radiator. Parquet flooring.

Bathroom

8'11 x 6'5 (2.72m x 1.96m)

Modern four piece fitted bathroom comprising of a full glass shower cubicle with an electric shower. Bath with handheld shower. Two drawer vanity sink unit with matching mirrored wall cabinet with shaver socket inside. Fully tiled walls with feature tiled wall in the shower and above the bath. Fully tiled floor. Extractor fan. Designer radiator. Double glazed frosted window to side aspect.

Externally

Front Garden

Grassed lawn area which is boarded by mature shrubs and trees. Roadside parking spaces available for up to four cars, with option to reinstate driveway if desired.

Please note, all dimensions are approximate / maximums and should not be relied upon for the purposes of floor coverings.

Rear Garden

Private rear garden with sunny westerly aspect. Landscaped with artificial turf, decking areas and raised beds.



Road Map



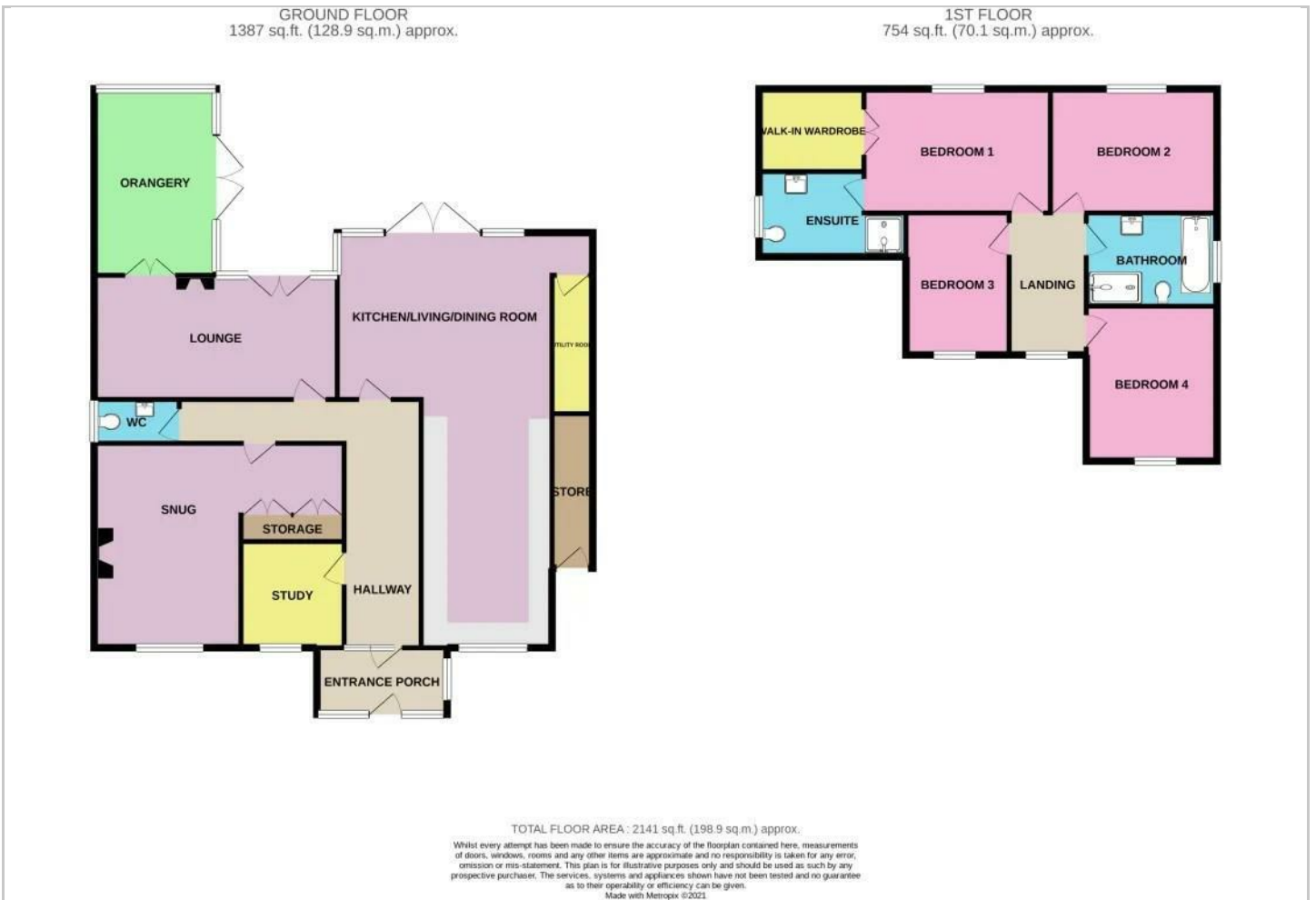
Hybrid Map



Terrain Map



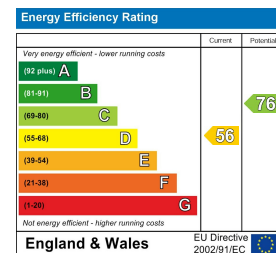
Floor Plan



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.