



11a Brooke Road East

, Liverpool, L22 2AN

£375,000



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Ground Floor

Entrance Hall

6'11 x 9'06 (2.11m x 2.90m)

UPVC door to front elevation, picture rail, radiator, Amtico herringbone flooring, storage for gas meter and consumer unit, radiator, stairs leading to first floor.

Lounge

10'06 x 11'10 (3.20m x 3.61m)

UPVC double glazed windows to front elevation, carpet flooring, radiator, picture rail, open fire.

Utility Area

2'10 x 6'0 (0.86m x 1.83m)

Velux window to front elevation, extractor fan, downlights, wall units, plumbing for white goods.

Downstairs WC

2'10 x 4'10 (0.86m x 1.47m)

Amtico herringbone flooring, wash hand basin, WC, extractor fan, downlights, chrome towel rail.

Open Plan Kitchen/Living Room/Dining

21'11 x 21'08 (6.68m x 6.60m)

Amtico herringbone flooring, UPVC double glazed window to rear elevation, UPVC double glazed sliding double door to rear elevation, three Velux windows, two radiators, downlights, under stairs pantry cupboard, space for electric fire, range of wall and base units, integrated oven and induction hob, dishwasher, space for fridge freezer, large breakfast island.

First Floor

Bedroom One

11'10 x 10'6 (3.61m x 3.20m)

UPVC double glazed window to side elevation, carpet flooring, radiator.

Bedroom Two

12'04 x 10'02 (3.76m x 3.10m)

UPVC double glazed window to side elevation, carpet flooring, radiator.

Bedroom Three/Home office

14'06 x 6'11 (4.42m x 2.11m)

UPVC double glazed window to front and side elevation, carpet flooring, radiator, fitted wardrobes.

Bathroom

5'06 x 10'01 (1.68m x 3.07m)

Frosted UPVC double glazed window to side elevation, vinyl flooring, chrome towel rail, WC, wash hand basin, bath with rainfall shower head above.

Second Floor

Landing

7'06 x 4'08 (2.29m x 1.42m)

Master Bedroom

12'11 x 12'10 (3.94m x 3.91m)

UPVC double glazed window to side elevation, carpet flooring, radiator, fitted wardrobes, downlights, feature panelling, TV point.

En-Suite

3'10 x 7'11 (1.17m x 2.41m)

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

Walk In Wardrobe

11'00 x 3'11 (3.35m x 1.19m)

Velux window to front elevation, carpet flooring, fitted wardrobe, storage in eaves, downlights, radiator.

Externally

Front Garden

Paved driveway that offers off road parking for multiple vehicles, outside tap, secure fencing, external vestibule with wall lights.

Rear Garden

Artificial turf, secure fencing, mature shrubs and trees, outside tap, outside security light.



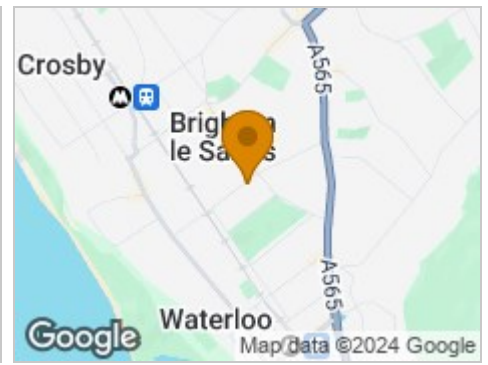
Road Map



Hybrid Map



Terrain Map



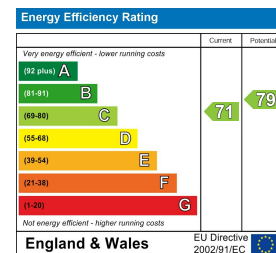
Floor Plan



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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