



93 Field Lane

Litherland, Liverpool, L21 9QB

£290,000



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Front of property

Plastine gate with alley side access which takes you up to the front door
Indian stone
Cast iron gates overlooking canal and views beyond as well
Slight slope up
UPVC composite frosted double glazed door to the front elevation

Entrance Hall

Door opens internally on the left hand side
Which takes you into the entrance hall
Stairs leading directly to the first floor
Brand new alarm

Cloakroom/ WC

Tile floor continues
UPVC frosted double glaze windows to front elevation
Wash hand basin
Radiator
WC

Lounge

Next door on the left takes you through to the lounge
Door opens internally on the left hand side
Laminate flooring
2 separate UPVC double glazed windows to the front elevation
Radiator
Door leading through to kitchen

Kitchen/ Breakfast Room

15'3 x 9'3 (4.65m x 2.82m)
Door opens through to the kitchen on the left hand side
Flooring continues
UPVC double glaze windows to the rear elevation

2 bifold doors to rear of elevation
Storage cupboard under the stairs
Washing machine
Dishwasher
Hob
Grey ceramic sink
Radiator
Side access for patio
Extractor fan for hob
Fridge
Freezer

Stairs

Storage cupboard
Carpeted
Leads to the landing

Landing

UPVC frosted double glaze windows to side elevation
Loft access
Airing cupboard
New boiler- 15 year warrantee

Bathroom

6'1 x 5'11 (1.85m x 1.80m)
Tiled flooring
Tiled walls
UPVC double glazed windows to the rear of elevation
Extractor fan
WC
Wash hand basin
Radiator
Boiler
Part tiled
Bath
Shower above

Second bedroom

Rear of property

UPVC double glazed windows to the rear of elevation
Carpeted flooring
Fitted wardrobes
Vanity table
Radiator

First Bedroom

11'9 x 8'11 (3.58m x 2.72m)

Front of property
UPVC double glazed 2 separate windows to the front elevations
Radiators
Carpeted flooring
Fitted wardrobes
En-suite as well

En-suite shower room

8'11 x 2'9 (2.72m x 0.84m)

Tiled flooring
WC
Wash hand basin
Radiator
Part tiled
Walk in shower
Extractor fan

Third bedroom

7'4 x 6'2 (2.24m x 1.88m)

Front of property
Carpeted flooring
UPVC double glazed windows to front elevation
Radiator

Rear Garden

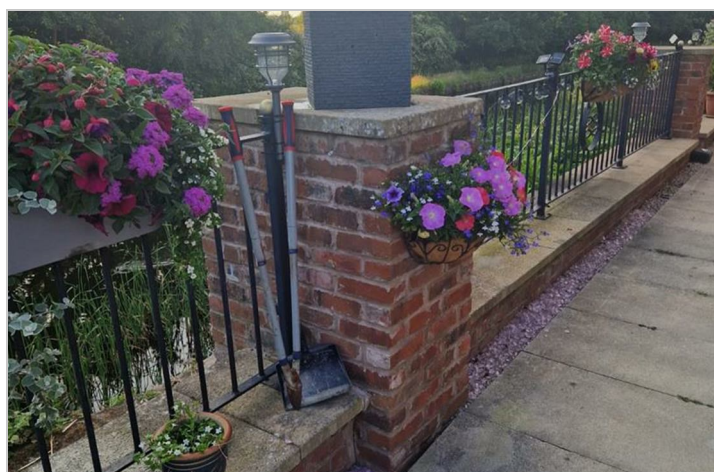
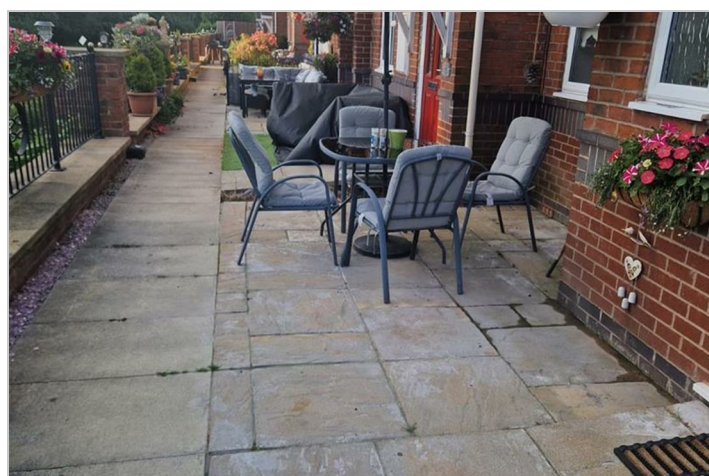
Patio Secure fencing
Garden room
Wall lights
Lawn

Canalside front garden

A lovely front garden overlooking the canal

Off road parking

Parking space for two vehicles



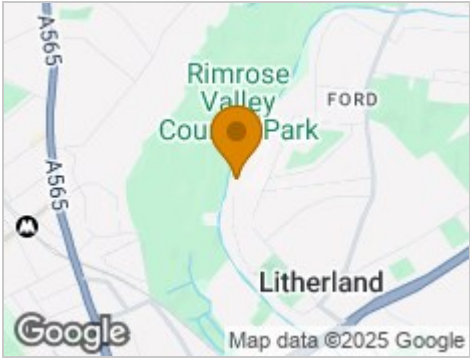
Road Map



Hybrid Map



Terrain Map



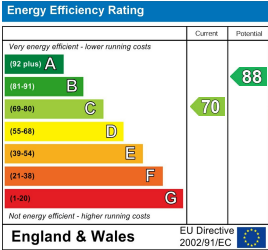
Floor Plan



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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