



20 St. Andrews Road

, Liverpool, L23 7UR

£749,950



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Ground Floor

Hallway

12'6 x 20'4 (3.81m x 6.20m)

Wooden framed single glazed door to front elevation, Wooden framed single glazed windows to elevation, hardwood flooring, storage, cupboard, feature panelling, plate rail, under stairs storage.

Living Room

16'2 x 17'1 (4.93m x 5.21m)

Wooden framed single glazed windows to front and side elevation, radiator, carpet flooring, picture rail, open fire.

Family Room

12'2 x 16'9 (3.71m x 5.11m)

Wooden framed single windows to front elevation, hard wood flooring, picture rail, serving hatch, wall lights.

Dining Room

15'9 x 9'9 (4.80m x 2.97m)

Wooden framed single glazed window to rear elevation, pantry cupboard, carpet flooring, Worcester combi boiler, serving hatch, radiator, fitted units wall and base.

Kitchen

14'11 x 9'9 (4.55m x 2.97m)

Wooden framed single glazed window to rear elevation, Wooden framed single glazed cottage style door to rear elevation, range of wall and base units, tiled flooring and walls, 2 1/2 bowl sink with mixer tap, induction hob and extractor fan, plumbing for white goods, integrated oven.

Sun Room

8'8 x 13'8 (2.64m x 4.17m)

Wooden framed single glazed windows, tiled flooring.

Rear Hall/ Cloakroom

8'9 x 3'10 (2.67m x 1.17m)

WC

8'9 x 3'3 (2.67m x 0.99m)

Wooden framed frosted single glazed window to rear elevation, WC, wash hand basin, tiled flooring, radiator, wall mounted electric heater.

First Floor

Landing

12'8 x 11'2 (3.86m x 3.40m)

Single glazed wooden framed windows to rear elevation, carpeted stairs, laminate flooring on landing, picture rail, loft access, airing cupboard.

Primary Bedroom

13'4 x 19'2 (4.06m x 5.84m)

Wooden framed single glazed windows to front and side elevation, range of fitted wardrobes with vanity table, radiator, open fire, picture rail.

Second Bedroom

13'6 x 17'2 (4.11m x 5.23m)

Wooden framed single glazed windows to front and side elevation, fitted mirrored wardrobes, carpet flooring, radiator, picture rail.

Third Bedroom

13'6 x 9'11 (4.11m x 3.02m)

Wooden framed single glazed window to rear elevation, radiator, carpet flooring, picture rail.

Fourth Bedroom

8'8 x 17'4 (2.64m x 5.28m)

Wooden framed single glazed window to front elevation, carpet flooring, radiator, fitted wardrobe, picture rail.

Bathroom

9'4 x 7'2 (2.84m x 2.18m)

Wooden framed frosted single glazed window to side elevation, tiled flooring, bath, part tiled walls, chrome radiator, WC, wash hand basin, downlights, corner shower.

Externally

Front Garden

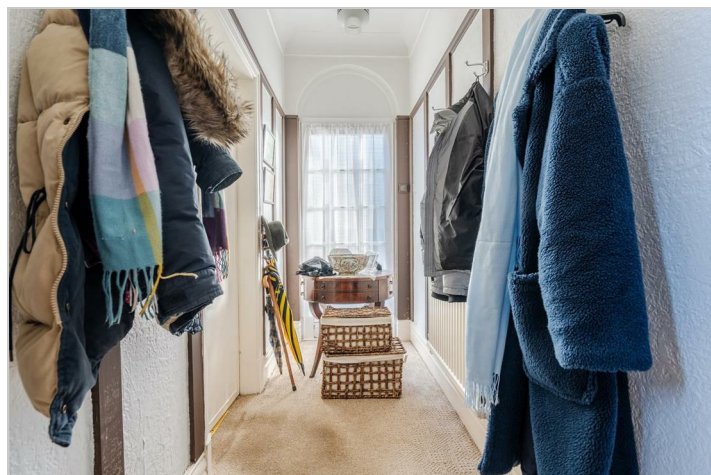
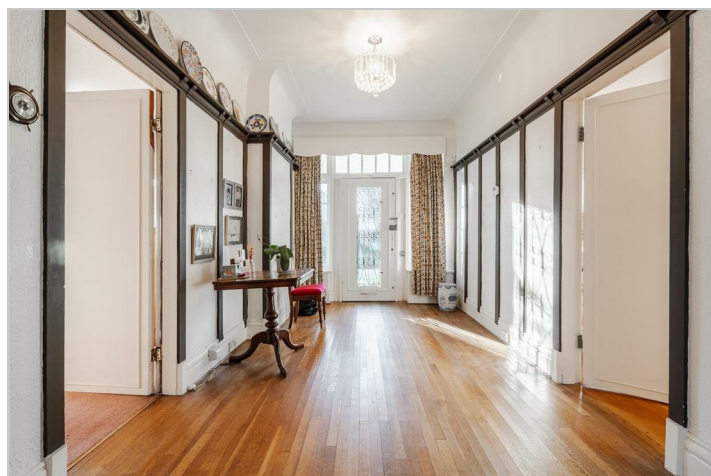
Off road parking, access to double garage along with side access, mature shrubs and trees, lawn, cast iron gate to side and front, secure fencing.

Rear Garden

Mainly laid to lawn, wrap around side access, mature shrubs and trees, shed, secure fencing, outside light, feature circular patio.

Garage

Up and over door, power and lights.



Road Map



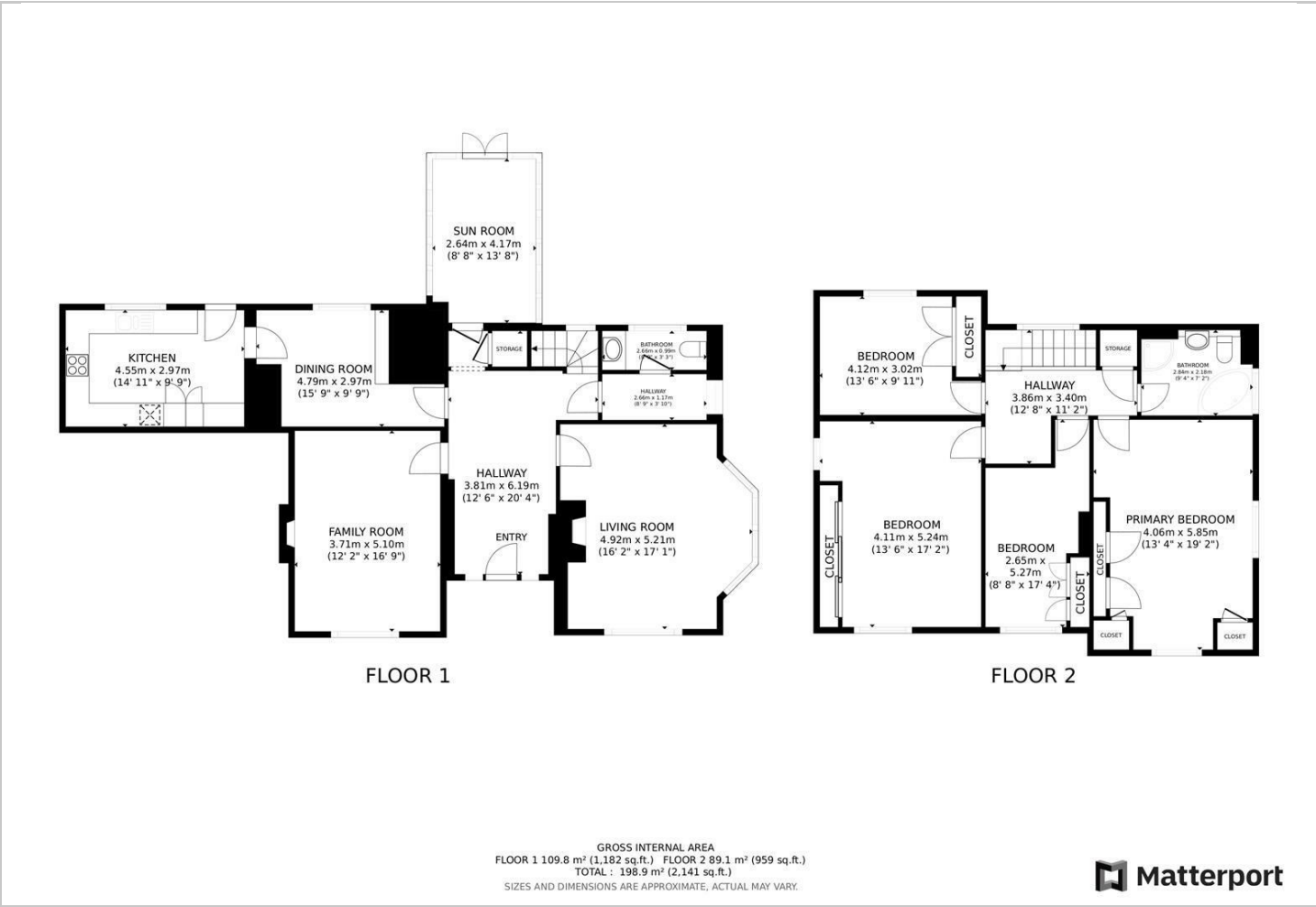
Hybrid Map



Terrain Map



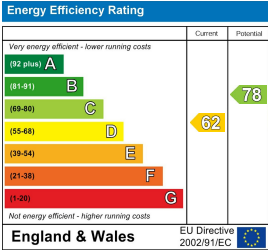
Floor Plan



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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