



3 Leopold Road

Brighton-Le-Sands, Liverpool, L22 6QY

£390,000



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Ground Floor

Porch

7'03 x 6'10 (2.21m x 2.08m)

UPVC frosted double glazed door to side elevation, UPVC double glazed windows to front and rear elevation, tiled floor, wall lights.

Entrance Hall

6'02 x 9'11 (1.88m x 3.02m)

Wooden framed single glazed door to front elevation with windows either side, UPVC frosted double glazed window to side elevation, vinyl flooring, radiator, under stairs storage, stairs leading to first floor.

Lounge

11'08 x 14'05 (3.56m x 4.39m)

UPVC double glazed window to front elevation, Karndean flooring, radiator, log burner fire, wooden framed single glazed double doors leading to kitchen/diner.

WC

2'06 x 4'07 (0.76m x 1.40m)

UPVC frosted double glazed window to side elevation, combi boiler, WC, subway tiles.

Kitchen/Living Room/Dining Room

18'0 x 25'01 (5.49m x 7.65m)

Range of wall and base units, range cooker with splashback and extractor fan, space for white goods, 1 1/2 bowl stainless steel sink with chrome mixer tap and drainer, UPVC double glazed windows to side elevation, two Velux windows, UPVC double glazed double doors to rear elevation, dining area, dado rail, wall lights, radiator.

First Floor

Landing

6'02 x 10'05 (1.88m x 3.18m)

UPVC frosted double glazed windows to side elevation, laminate flooring, stairs leading to second floor.

Bedroom One

16'02 x 11'07 (4.93m x 3.53m)

UPVC double glazed window to front elevation with bench seating, fitted wardrobes, radiator.

Bedroom Two

12'04 x 11'07 (3.76m x 3.53m)

UPVC double glazed window to rear elevation, carpet flooring, radiator, wardrobe.

Bedroom Three

6'02 x 9'02 (1.88m x 2.79m)

UPVC double glazed window to front elevation, radiator, laminate flooring.

Shower Room

6'01 x 7'06 (1.85m x 2.29m)

UPVC frosted double glazed window to rear elevation, full tiled, chrome towel rail, WC, wash hand basin, walk in shower with jets, downlights.

Second Floor

UPVC double glazed window to side elevation.

Bedroom Four

10'06 x 16'11 (3.20m x 5.16m)

Velux windows to front and rear elevation, storage in eaves, fitted wardrobe, carpet flooring, radiator, downlights.

Externally

Front Garden

Block paved driveway, side access, security light.

Rear Garden

Decking area with pergola, low maintenance patio, mature shrubs and trees, gravel borders, side access, outside tap and lights.



Road Map



Hybrid Map



Terrain Map



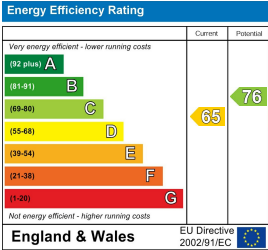
Floor Plan



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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