



22 Ascot Park

Crosby, Liverpool, L23 2XH

£440,000



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Ground Floor

Vestibule

3'07 x 6'0 (1.09m x 1.83m)

UPVC frosted double glazed door to front elevation, tiled flooring.

Entrance Hall

14'11 x 3'07 (4.55m x 1.09m)

Wooden framed frosted single glazed door to front elevation, laminate flooring, radiator.

Lounge

11'08 x 22'02 (3.56m x 6.76m)

UPVC double glazed window to front elevation, radiator, carpet flooring, downlights, electric fire, single glazed wooden double doors leading to dining room.

Dining Room

11'08 x 16'11 (3.56m x 5.16m)

UPVC double glazed double doors to rear elevation, carpeted flooring, radiator, downlights.

Converted Garage

7'07 x 18'02 (2.31m x 5.54m)

UPVC double glazed window to front elevation, carpet flooring, radiator, additional storage, UPVC frosted double glazed window to side elevation.

WC

2'02 x 8'02 (0.66m x 2.49m)

UPVC frosted double glazed window to side elevation, WC, wash hand basin, under stairs storage.

Kitchen

9'08 x 12'04 (2.95m x 3.76m)

UPVC double glazed window to rear elevation, vinyl flooring, range of wall and base units, space for fridge/freezer, 1 1/2 bowl sink with chrome mixer tap, integrated oven, gas hob, extractor fan and dishwasher, radiator, downlights.

Utility Area

10'03 x 4'02 (3.12m x 1.27m)

UPVC double glazed windows to side and rear elevation, UPVC frosted double glazed door to front elevation, plumbing for white goods, combi boiler, radiator, vinyl flooring.

First Floor

Landing

13'0 x 6'06 (3.96m x 1.98m)

UPVC double glazed window to side elevation, carpeted flooring, loft access.

Bedroom One

9'10 x 13'01 (3.00m x 3.99m)

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

Bedroom Two

11'06 x 11'02 (3.51m x 3.40m)

UPVC double glazed window to front elevation, carpet flooring, radiator, fitted wardrobes with sliding mirror doors.

Bedroom Three

12'09 x 8'04 (3.89m x 2.54m)

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

Bedroom Four

7'07 x 10'06 (2.31m x 3.20m)

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

Bathroom

10'02 x 6'06 (3.10m x 1.98m)

UPVC frosted double glazed window to side elevation, vinyl flooring, part tiled, WC, wash hand basin, radiator, bath with shower above, separate electric shower with LED extractor fan.

Externally

Front Garden

Block paved driveway, mature hedges, lawn area, gravel borders, side access.

Rear Garden

Block paved patio area, mainly laid to lawn, side access, mature shrubs and trees, shed, outside tap.



Road Map



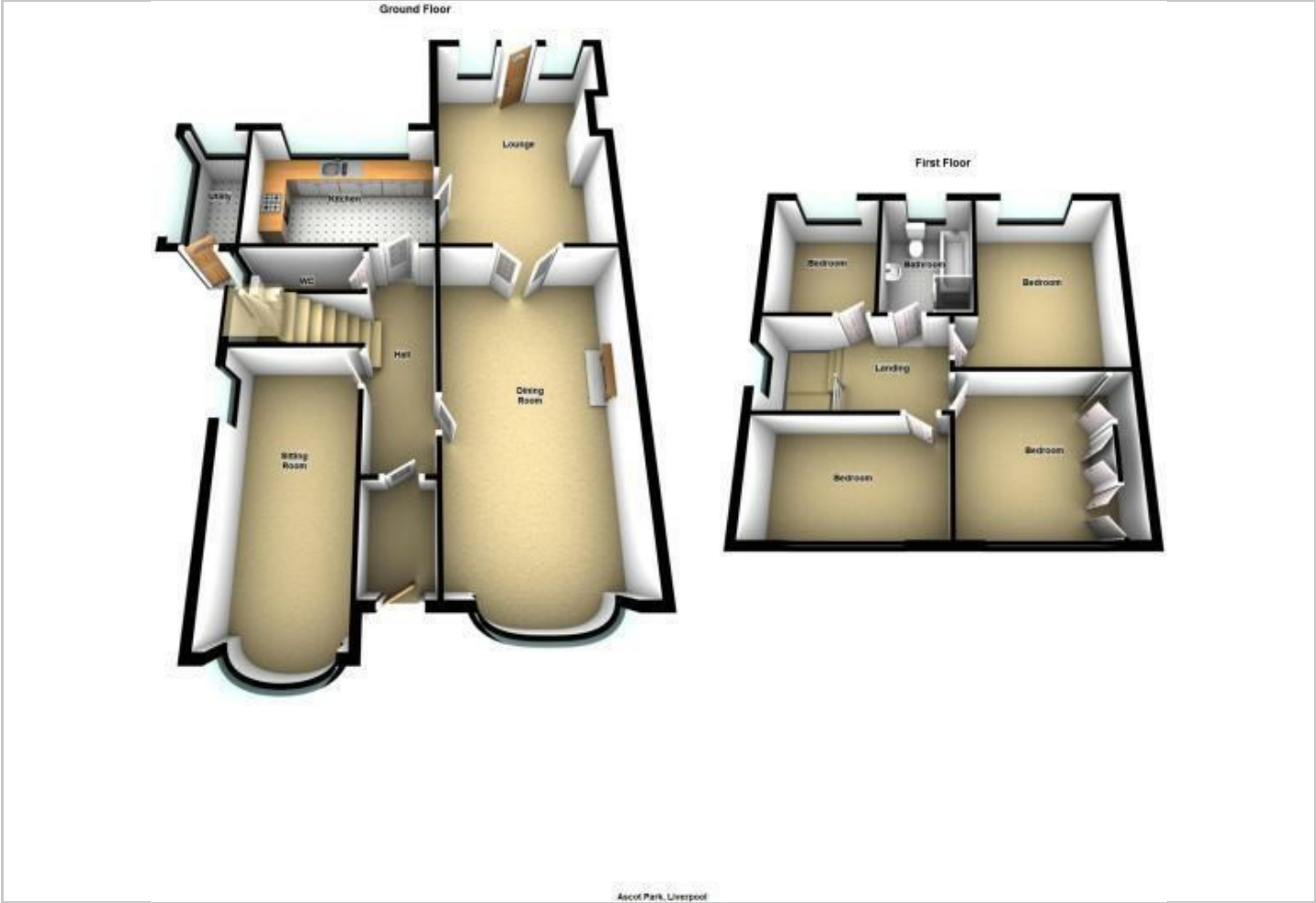
Hybrid Map



Terrain Map



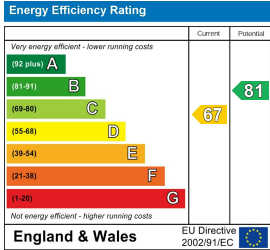
Floor Plan



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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