



## 8 Hazel Grove

Crosby, Liverpool, L23 9SH

£370,000



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### Hallway

uPVC door and inset windows. Solid Maple Wood flooring. Meter cupboards. Radiator. Doors leading to all ground floor rooms. Stairs leading to upper floor.

### Front Reception

uPVC Double glazed window with front aspect, wood laminate flooring, Inset gas fire, radiator.

### Rear Reception

Solid Oak Wood flooring. Log burner fire with hearth. Radiator. Open to;

### Dining Area

Wood Laminate flooring. French uPVC double glazed windows to rear garden. Open to;

### Kitchen

Two uPVC Double glazed windows, Glazed uPVC door to side aspect. Wood laminate flooring. Wall, base and drawer units with contrasting worksurfaces. stainless steel sink and half with draining board, Space for freestanding oven, dishwasher, washing machine, tiled splash-back.

### First floor landing

Carpet flooring. Doors to all first floor rooms

### Front Bedroom One

Wood laminate flooring. Radiator. uPVC double glazed window with front facing aspect.

### Rear bedroom Two

Wood laminate flooring. Radiator. uPVC double glazed window with front facing aspect.

### Front bedroom Four

Wood laminate flooring. Radiator. uPVC double glazed window to front elevation.

### Family Bathroom

Three piece white suite briefly comprising; Panel bath with fitted shower over, pedestal wash hand basin, Low level W.C., Tiled walls. uPVC frosted double glazed window to side elevation.

### Stairs to Second Floor

Carpet flooring.

### Bedroom Three

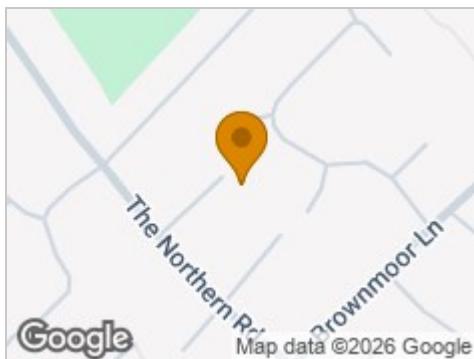
Wood laminate flooring. Radiator. uPVC double glazed window to rear and two Velux window's to front, providing dual aspect.

### Shower Room

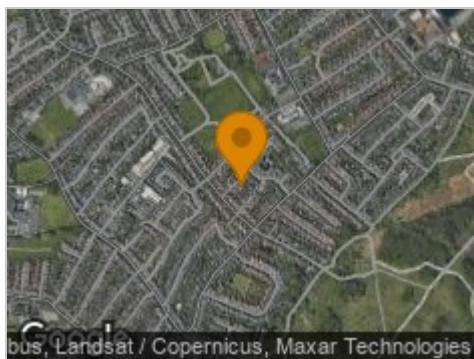
White suite comprising; Step in shower cubicle with electric shower, Low level W.C, pedestal wash hand basin. Radiator. uPVC double glazed window with rear aspect.



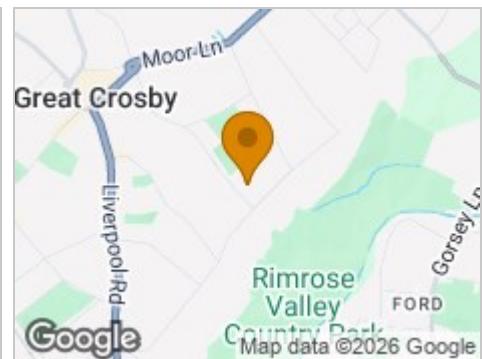
## Road Map



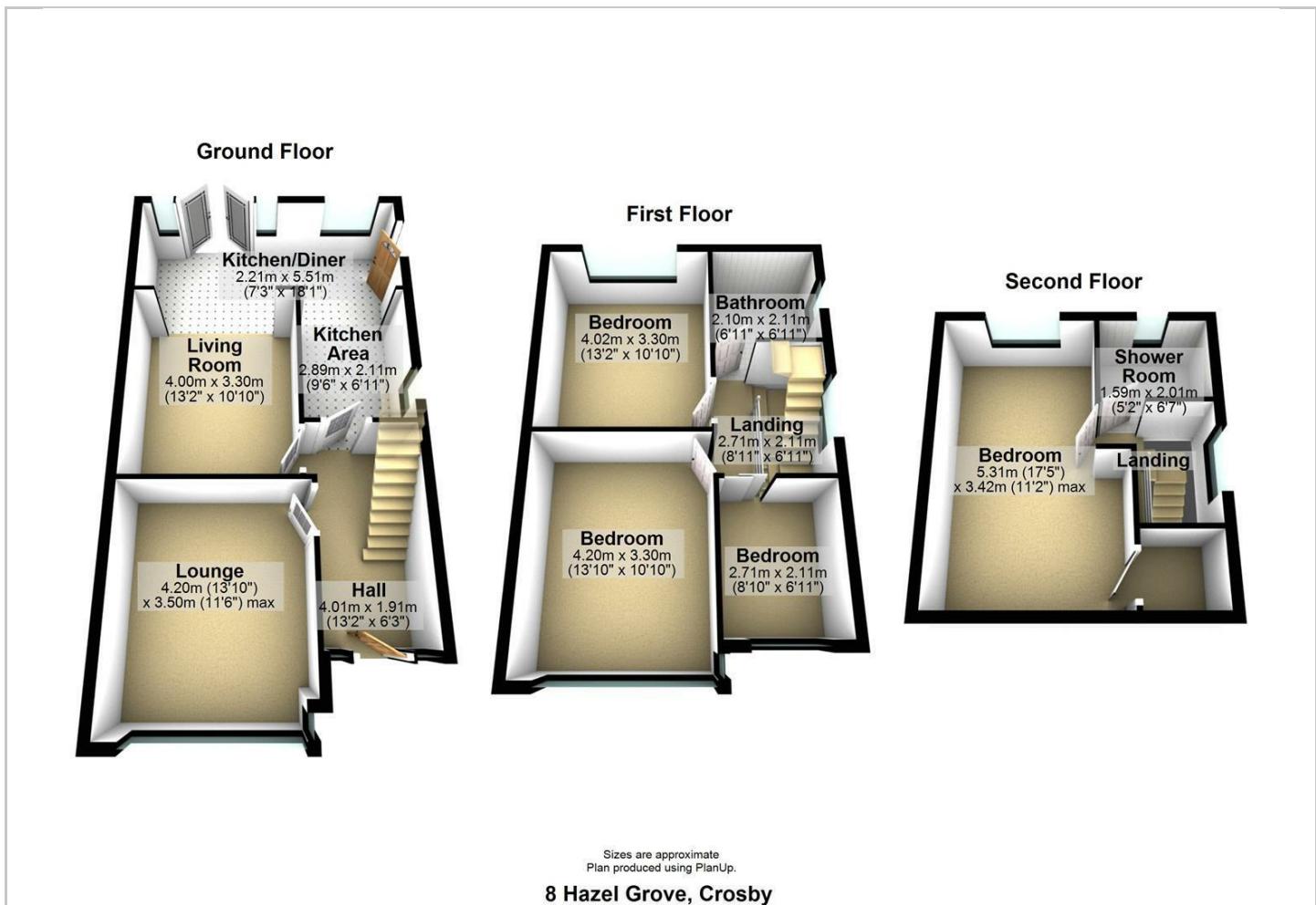
## Hybrid Map



## Terrain Map



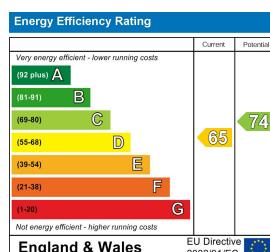
## Floor Plan



## 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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