



23 Rothesay Drive

, Liverpool, L23 0RE

£335,000



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Ground Floor

Entrance Hall

6'11 x 13'02 (2.11m x 4.01m)

Marley tiles, UPVC frosted double glazed door to front elevation, frosted double glazed window to side elevation, picture rail, radiator, storage cupboard with consumer unit.

Lounge

10'10 x 29'06 (3.30m x 8.99m)

UPVC double glazed bay style window to front elevation with feature inlay, radiator, picture rail, feature arch, gas fire, UPVC double glazed double doors to rear elevation.

Kitchen/Dining Room

22'2 x 6'1 (6.76m x 1.85m)

UPVC double glazed double doors to rear elevation and two windows to side elevation, range of wall and base units, integrated NEFF multi burner hob with extractor fan, stainless steel sink inset, integrated dishwasher, NEFF oven, microwave and fridge freezer, granite worktops, downlights, anthracite radiator.

First Floor

Landing

Carpeted stairs, UPVC frosted double glazed window to side elevation, stairs leading to second floor.

Bedroom One

15'08 x 10'10 (4.78m x 3.30m)

UPVC double glazed bay style window to front elevation, carpet flooring, radiator, fitted wardrobes, picture rail.

Bedroom Two

13'0 x 9'08 (3.96m x 2.95m)

UPVC double glazed window to rear elevation, carpet flooring, radiator, picture rail, fitted wardrobes.

Bedroom Three

6'02 x 7'11 (1.88m x 2.41m)

UPVC double glazed window to front elevation, carpet flooring, picture rail.

Bathroom

8'05 x 6'01 (2.57m x 1.85m)

Concertina door, full tiled, UPVC frosted double glazed window to side elevation, wash hand basin, bath, WC, walk in shower, downlights.

Second Floor

Bedroom Four

9'05 x 16'09 (2.87m x 5.11m)

UPVC frosted double glazed window to side elevation, VELUX windows to front elevation, UPVC double glazed window to rear elevation, carpet flooring, storage in eaves, downlights.

En-Suite

6'09 x 5'11 (2.06m x 1.80m)

UPVC double glazed window to rear elevation, part tiled, WC, chrome towel rail, walk in shower with extractor fan.

Externally

Front Garden

Block paved driveway, with cast iron gates, side access, raised circular border with mature shrubs.

Rear Garden



Road Map



Hybrid Map



Terrain Map



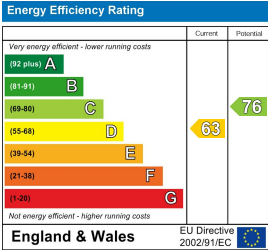
Floor Plan



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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