



## 49b St. Anthony's Road

, Liverpool, L23 8TW

Offers in the region of £350,000



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## Ground Floor

### Lounge

18'08 x 15'03 (5.69m x 4.65m)

UPVC frosted double glazed door to side elevation, UPVC double glazed window to front elevation, laminate flooring, radiator, under stairs cupboard, additional storage cupboard housing combi boiler, stairs leading to first floor, wall lights.

### Kitchen/Dining Room

7'10 x 20'0 (2.39m x 6.10m)

UPVC double glazed window to rear elevation, UPVC double glazed door to side elevation, range of wall and base units, part tiled, wall lights, stainless steel sink with chrome mixer tap, plumbing for white goods.

## First Floor

### Landing

carpeted stairs.

### Bedroom One

12'10 x 11'03 (3.91m x 3.43m)

UPVC double glazed window to side elevation, radiator, storage in eaves.

### Bedroom Two

13'10 x 8'0 (4.22m x 2.44m)

UPVC double glazed window to side elevation, carpet flooring, radiator, storage in eaves.

### Bathroom

7'09 x 4'03 (2.36m x 1.30m)

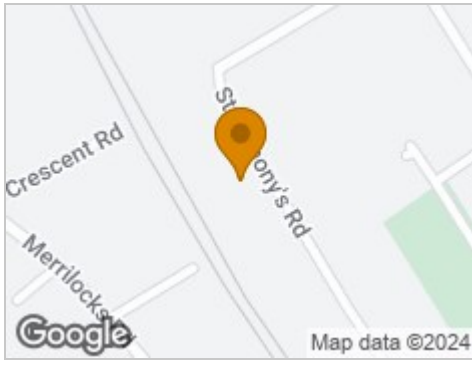
UPVC frosted double glazed window to side elevation, vinyl flooring, tiled walls, WC, wash hand basin, walk in shower, chrome towel rail.

## Externally

Off road parking to front elevation with side access, side yard, security light.



## Road Map



## Hybrid Map



## Terrain Map



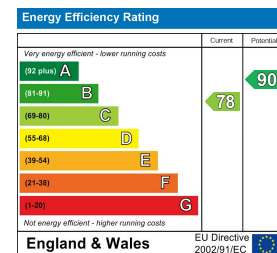
## Floor Plan



## 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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