



Leyfield Road, Liverpool L12 9HA

welcome to

Leyfield Road, Liverpool

A deceptively spacious and thoughtfully extended 5 bedroom home, that has been tastefully modernised and boasts a bespoke dining kitchen complete with integrated appliances and island divider. A main lounge of 21' 7"



Entrance Porch

Upvc door, window to side and front.

Entrance Hall

Single glazed door and window, stairs rising to the first floor.

Cloakroom

W.c, vanity basin, extractor fan.

Lounge

13' 10" into bay x 12' 9" (4.22m into bay x 3.89m)

Double glazed bay window to the front, picture rail.

Family Room

21' 7" x 11' 8" (6.58m x 3.56m)

Upvc double glazed sliding patio door to the rear, gas fire in fireplace, radiator.

Reception Room

14' 9" x 10' (4.50m x 3.05m)

Upvc bay window to the front, radiator.

Kitchen/ Dining Area

13' 6" x 7' 7" (4.11m x 2.31m)

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, double electric oven, electric hob with cooker hood over, central island divider, double glazed french doors to the rear.

Utility Room

5' 9" x 9' 10" (1.75m x 3.00m)

Upvc window to the side, Stainless steel sink with mixer tap and drainer, plumbing for washing machine.

Split Landing

Upvc window to the side.

Bedroom One

13' 10" into bay x 11' (4.22m into bay x 3.35m)

Double glazed bay window to the front, radiator, picture rail.

Bedroom Two

12' 7" x 13' 2" (3.84m x 4.01m)

Upvc window to the rear, radiator, central heating boiler.

Bedroom Three

10' 6" x 9' 10" (3.20m x 3.00m)

Upvc window to the front, radiator.

Bedroom Four

8' 11" x 9' 11" (2.72m x 3.02m)

Upvc window to the rear, radiator.

Bedroom Five

9' 1" x 7' 9" (2.77m x 2.36m)

Upvc window to the front, radiator.

Shower Room

Upvc window to the side, walk in shower, W.C, vanity basin, towel radiator, tiled.

Bathroom

Bath, shower, vanity basin, W.C, radiator, part tiled.

External

Large rear garden which is complete with flagged patio/bbq area. Well stocked front garden and driveway.



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welcome to

Leyfield Road, Liverpool

- Thoughtfully extended five bedroom semi detached family home
- Three good size reception rooms
- Bespoke dining kitchen with integrated appliances and island divider
- Utility room and downstairs w.c.
- Family bathroom with a second shower room

Tenure: Freehold EPC Rating: D

offers in the region of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT121583 - 0004

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