



ALASTAIR SAVILLE  
ESTATE AGENTS

# Liverpool Road North, Liverpool, L31 2HG

£450,000

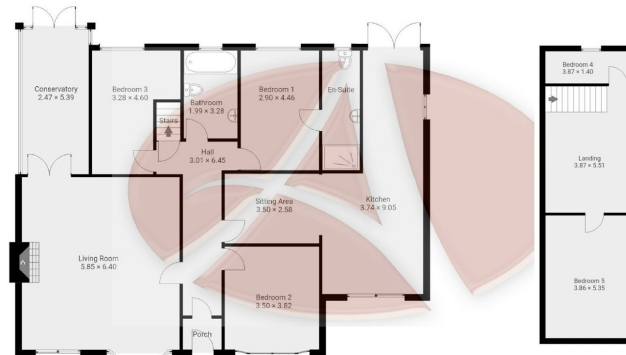
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- Four Bedroom Detached (With Office/Play Room)
- Stunning Spacious Lounge
- Conservatory
- Modern Kitchen/Dining Space/ Utility Area
- En Suite To Main Bedroom
- Dressing Area /Plenty of Storage
- Private Rear Garden
- Driveway
- EPC D
- Council Tax Band D



STUNNING PROPERTY, EXTENDED DETACHED DORMER BUNGALOW, A CREDIT TO THE CURRENT OWNER, FOUR GOOD SIZED BEDROOMS ONE WITH EN SUITE, ONE WITH DRESSING AREA, ADDITIONAL ROOM WHICH CAN BE USED AS AN OFFICE, OPEN PLAN KITCHEN/DINER WITH DOORS TO THE STUNNING GARDEN, UTILITY AREA, BEAUTIFUL SPACIOUS LOUNGE ONTO CONSERVATORY, MODERN BATHROOM, DRIVEWAY, ENCLOSED GARDENS WITH ELEVATED PATIO AREA NOT OVERLOOKED. MUST BE VIEWED INTERNALLY! Having been extended and renovated by the current vendor to a high standard, this property is a must see. The accommodation comprises porch, entrance hallway, lounge, conservatory, open plan kitchen/diner, utility area, four good sized bedrooms one with en-suite and a family bathroom, office/play room. Externally there is an enclosed gardens to the rear which enjoy a large patio area and has the benefits of not being overlooked and a Driveway.





Ground Floor area approx- 152.00m2

1st Floor area approx - 47.4m2

103 Liverpool Road North, L31 2HG

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor areas, openings and orientations are approximate. They should be used as a guide only and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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