



**14 Fernwood Drive, Liverpool, L26 7ZB**  
**£345,000**

PROPERTY  
PERSPECTIVE

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

The property is situated in a much sought after and peaceful neighbourhood with well regarded schools, shops and amenities nearby.

### PORCH

Double glazed front door.

### ENTRANCE HALL

Laminate flooring, stairs rising to the first floor, door to the utility room and WC along with open access to the sitting room

### UTILITY ROOM 17'4" x 7'6" max (5.3 x 2.3 max)

Base units with work surface over, space and plumbing for a washing machine and dryer, space for a free standing fridge/freezer, laminate flooring, radiator, double glazed window to the front elevation and a double glazed door to the rear garden

### KITCHEN AREA 15'5" x 10'9" max (4.7 x 3.3 max)

A range of wall, drawer and base units with complementary work surfaces over, single drainer stainless steel sink, space for a Range cooker with splash back and extractor hood over, wall tiles to splash back areas, tiled flooring, double glazed windows to the side and rear elevation and double glazed French doors to the conservatory.

### CONSERVATORY 18'0" x 12'5" max (5.5 x 3.8 max)

A brick base conservatory with double glazed windows surround, laminate flooring and double glazed French doors to the rear garden.

### LOUNGE DINER 23'11" x 11'5" max (7.3 x 3.5 max)

Double glazed windows to the front and side elevation, laminate flooring, two radiators and double glazed French doors with windows to the rear garden.

### LIVING ROOM 13'1" x 12'5" max (4.0 x 3.8 max)

Double glazed window to the front elevation, fire with surround and hearth, laminate flooring, radiator and open access to the kitchen.

### CLOAKROOM WC

Low level wc, wash hand basin

### FIRST FLOOR LANDING

Loft access, carpeted flooring

### MAIN BEDROOM 14'5" x 11'5" max (4.4 x 3.5 max)

Double glazed window to the front elevation, radiator and door to the en-suite.

### EN SUITE

three piece suite comprising a raised walk in shower with a glass screen and waterfall shower, wash hand basin, WC, tiled walls and floor, chrome towel radiator, spotlights and a double glazed opaque window to the rear elevation.

### BEDROOM 9'10" x 8'10" max (3.0 x 2.7 max)

Double glazed window to the front elevation and radiator.

### BEDROOM 9'6" x 6'2" max (2.9 x 1.9 max)

Double glazed to the front elevation and radiator.

### BEDROOM 9'2" x 9'2" max (2.8 x 2.8 max )

Double glazed window to the rear elevation, laminate flooring, storage cupboard and radiator.

### FAMILY BATHROOM

three piece suite comprising a bath with shower over, wash hand basin, WC, tiled walls, tiled flooring and a double glazed opaque window to the rear elevation.

### REAR GARDENS

A paved rear garden leading to a raised paved patio area with stone shingle surround and fence panel boundaries.

### DRIVEWAY PARKING

Driveway parking for two to three vehicles

