



8 Mersey View

, Brighton-Le-Sands, L22 6QB

Offers over £300,000



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PORCH

Hardwood glazed feature entrance door, wood effect flooring, meter cupboard.

HALL

Glazed entrance door, wood flooring, radiator. Turned oak staircase to first floor. Wall light points.

UTILITY ROOM

6'10" x 6'2" (2.10 x 1.89)

Steps down. Plumbing for washing machine, storage shelving.

WC

Low level WC, wash hand basin inset into vanity unit. Wood effect flooring. Inner window.

LOUNGE

20'5" x 14'8" (6.23 x 4.48)

French doors and side windows leading to front. Cast iron open fire inset with surround and ornate tiled hearth. Wood effect flooring, radiator.

DINING ROOM

15'4" x 14'11" (4.68 x 4.55)

Feature open cast iron fire insert with surround and ornate tiled hearth. Wood effect flooring, radiator. Opening to:

MORNING/FAMILY ROOM

14'6" x 8'4" (4.42 x 2.55)

Glazed French doors leading to garden, wood effect flooring. Radiator. Opening to:

KITCHEN

13'3" x 8'11" (4.04m x 2.72m)

Range of units comprising of worktops inset with stainless steel sink unit with splash backs. Five burner gas hob, electric

double oven. Space for fridge. Window to rear, wood effect flooring.

FIRST FLOOR LANDING

Light box window, radiator. Wall light points.

BEDROOM 1

15'9" x 13'3" (4.82 x 4.06)

Window, radiator. Cast iron fire surround.

BEDROOM 2

13'8" x 11'2" (4.19 x 3.41)

Window, radiator. Cast iron fire surround. Open arch to:

DRESSING ROOM/BEDROOM 4

13'1" x 5'7" (3.99 x 1.71)

Window

BEDROOM 3

13'10" x 9'4" (4.24 x 2.87)

Window, radiator.

BATHROOM

2.72 x 1.51

White suite comprising of panel bath with shower over. Low level WC, wash hand basin. Tiled walls and flooring, radiator/towel rail. UPVC double glazed window.

GARDEN

Walled rear courtyard garden. Laid to lawn (artificial). Mature borders. Timber gates leading to back Mersey view. Potential for parking to back.

Front garden - York stone pathways with mature hedges offering privacy.



Road Map



Hybrid Map



Terrain Map



Floor Plan

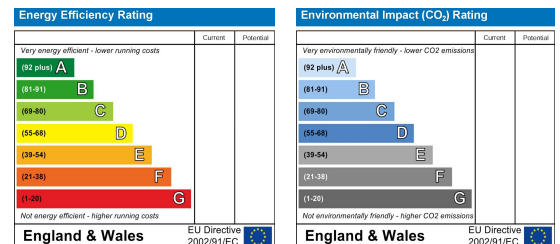


Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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