



47 Brownmoor Park

Liverpool, L23 0TL

Offers over £400,000

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Liverpool, L23 0TL

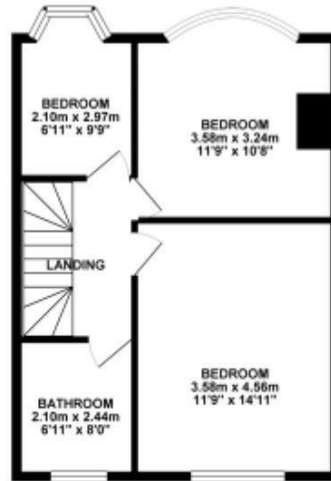
Offers over £400,000



GROUND FLOOR 64.74 sq. m.
(696.81 sq. ft.)

1ST FLOOR 45.48 sq. m.
(489.51 sq. ft.)

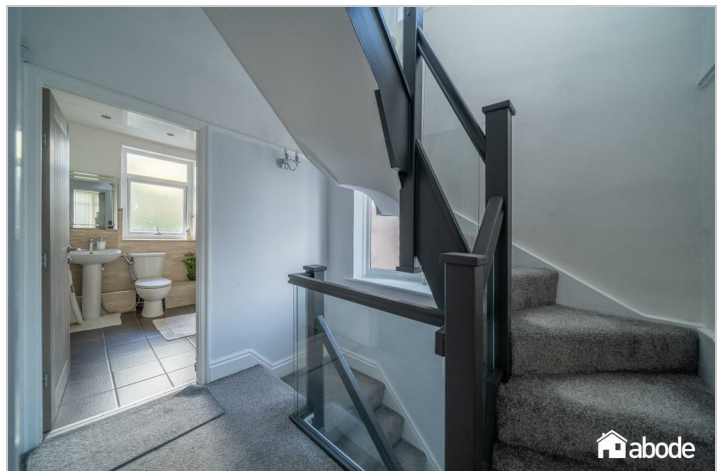
2ND FLOOR 24.42 sq. m.
(262.87 sq. ft.)



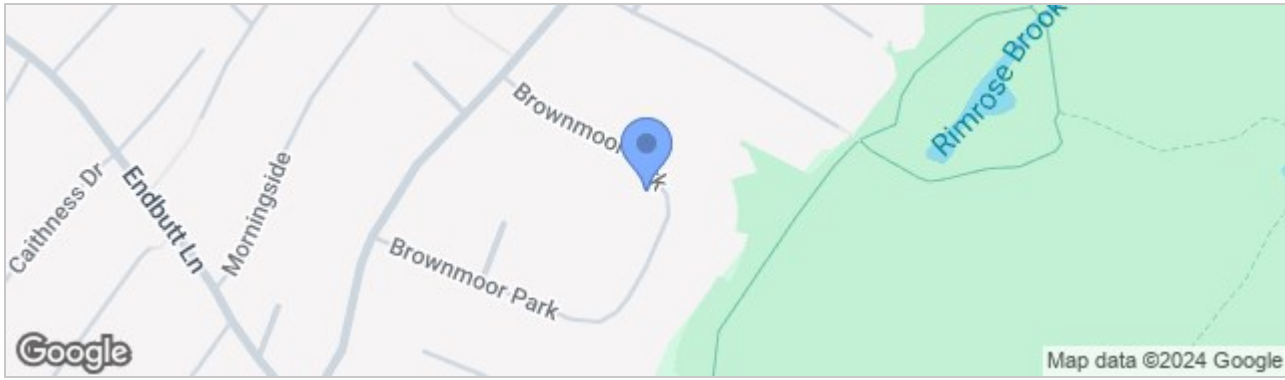
TOTAL FLOOR AREA : 134.63 sq. m. (1449.19 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, recess and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

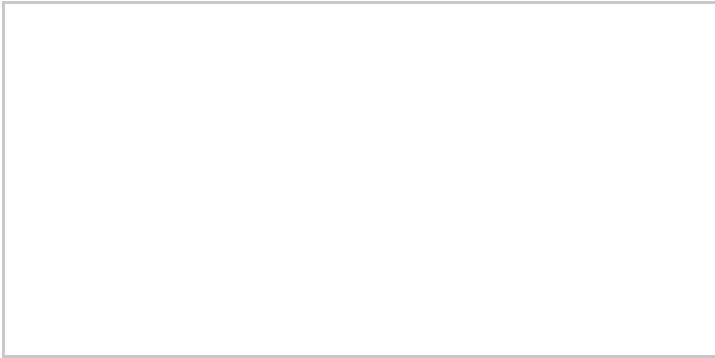
Made with Metropix ©2024



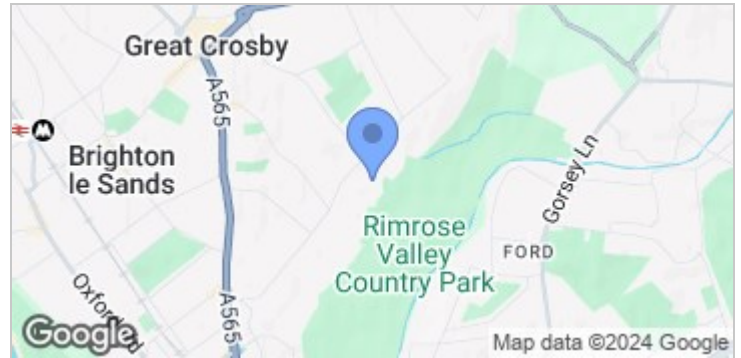
Road Map



Hybrid Map



Terrain Map



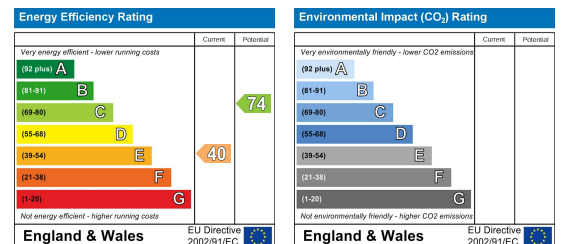
- **FOUR BEDROOM SEMI DETACHED HOME**
- **COMPLETELY RENOVATED THROUGHOUT**
- **LARGE RECEPTION ROOM WITH ADDITIONAL "SNUG ROOM"**
- **DOWNSTAIRS WC**
- **FITTED KITCHEN WITH QUARTZ WORK TOP**
- **UTILITY AREA**
- **ACCESS TO GARDEN WHICH HAS BEEN RECENTLY LANDCAPED**
- **OFF ROAD PARKING FOR MULTIPLE CARS**
- **FREEHOLD**
- **PLEASE NOTE EPC RATING WILL BE SIGNIFICANTLY HIGHER THAN THE CURRENT GRADING AFTER IMPROVEMENTS**

Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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