



22 Church Road

Wavertree, Liverpool, L15 9EF

£350,000



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Reception Hall

Glass panelled timber front door to aspect. Solid oak spindled staircase to first floor. Picture rail. Radiator. Oak effect laminate flooring.

Through Lounge

26'10" x 12'0" (8.18 x 3.67)

UPVC double glazed bay window to front aspect. Two radiators. Oak effect laminate flooring. double doors providing access to:

Rear Sitting Room

12'0" x 9'6" (3.68 x 2.90)

Two electronic Vellux windows. Oak effect wooden flooring. Radiator. Access to:

Study

5'10" x 4'2" (1.79 x 1.28)

UPVC double glazed window to front aspect. Down lighters. Carpeted flooring.

Kitchen Dining Room

23'10" x 8'7" (7.27 x 2.62)

UPVC double glazed window to front aspect. Down lighters. Carpeted flooring.

Landing

Lead light stained glass double glazed window to side aspect. Picture rail.

Bedroom One

14'4" x 11'11" (4.39 x 3.65)

UPVC double glazed bay window to front aspect. Built in wardrobes. Picture rail. Radiator. En Suite:

En -Suite

8'0" x 2'6" (2.45 x 0.78)

Three piece bathroom suite comprising; walk in shower unit, pedestal wash hand basin and a low level WC. Radiator.

Bedroom Two

11'6" x 11'3" (3.53 x 3.45)

UPVC double glazed window to rear aspect. Picture rail. Wood effect laminate flooring. Radiator.

Bedroom Three

14'2" x 7'2" (4.34 x 2.19)

UPVC double glazed bay window to front aspect. Picture rail. Radiator. Wood effect laminate flooring.

Bathroom

9'2" x 8'3" (2.81 x 2.54)

Four piece bathroom suite comprising; free standing bath, walk in shower unit, pedestal wash hand basin and a low level WC.

Externally

Front

Electronic gated access. Driveway providing off road parking.

Rear Garden

Concrete pressed rear area. Trees and shrubs borders.



Road Map



Hybrid Map



Terrain Map



Floor Plan

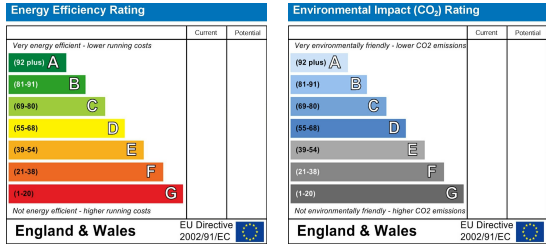


Viewing

Please contact our Allerton Office on 01516013003 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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