



## 20 St. Andrews Road

, Liverpool, L23 7UR

Offers over £575,000



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## Ground Floor

### Hallway

12'6 x 20'4 (3.81m x 6.20m)

Wooden framed single glazed door to front elevation, Wooden framed single glazed windows to elevation, hardwood flooring, storage, cupboard, feature panelling, plate rail, under stairs storage.

### Living Room

16'2 x 17'1 (4.93m x 5.21m)

Wooden framed single glazed windows to front and side elevation, radiator, carpet flooring, picture rail , open fire.

### Family Room

12'2 x 16'9 (3.71m x 5.11m)

Wooden framed single windows to front elevation, hard wood flooring, picture rail, serving hatch, wall lights.

### Dining Room

15'9 x 9'9 (4.80m x 2.97m)

Wooden framed single glazed window to rear elevation, pantry cupboard, carpet flooring, Worcester combi boiler, serving hatch, radiator, fitted units wall and base.

### Kitchen

14'11 x 9'9 (4.55m x 2.97m)

Wooden framed single glazed window to rear elevation, Wooden framed single glazed cottage style door to rear elevation, range of wall and base units, tiled flooring and walls, 2 1/2 bowl sink with mixer tap, induction hob and extractor fan, plumbing for white goods, integrated oven.

## Sun Room

8'8 x 13'8 (2.64m x 4.17m)

Wooden framed single glazed windows, tiled flooring.

## Rear Hall/ Cloakroom

8'9 x 3'10 (2.67m x 1.17m)

## WC

8'9 x 3'3 (2.67m x 0.99m)

Wooden framed frosted single glazed window to rear elevation, WC, wash hand basin, tiled flooring, radiator, wall mounted electric heater.

## First Floor

### Landing

12'8 x 11'2 (3.86m x 3.40m)

Single glazed wooden framed windows to rear elevation, carpeted stairs, laminate flooring on landing, picture rail, loft access, airing cupboard.

### Primary Bedroom

13'4 x 19'2 (4.06m x 5.84m)

Wooden framed single glazed windows to front and side elevation, range of fitted wardrobes with vanity table, radiator, open fire, picture rail.

### Second Bedroom

13'6 x 17'2 (4.11m x 5.23m)

Wooden framed single glazed windows to front and side elevation, fitted mirrored wardrobes, carpet flooring, radiator, picture rail.

### Third Bedroom

13'6 x 9'11 (4.11m x 3.02m)

Wooden framed single glazed window to rear elevation, radiator, carpet flooring, picture rail.

## Fourth Bedroom

8'8 x 17'4 (2.64m x 5.28m)

Wooden framed single glazed window to front elevation, carpet flooring, radiator, fitted wardrobe, picture rail.

## Bathroom

9'4 x 7'2 (2.84m x 2.18m)

Wooden framed frosted single glazed window to side elevation, tiled flooring, bath, part tiled walls, chrome radiator, WC, wash hand basin, downlights, corner shower.

## Externally

### Front Garden

Off road parking, access to double garage along with side access, mature shrubs and trees, lawn, cast iron gate to side and front, secure fencing.

### Rear Garden

Mainly laid to lawn, wrap around side access, mature shrubs and trees, shed, secure fencing, outside light, feature circular patio.

### Garage

Up and over door, power and lights.



## Road Map



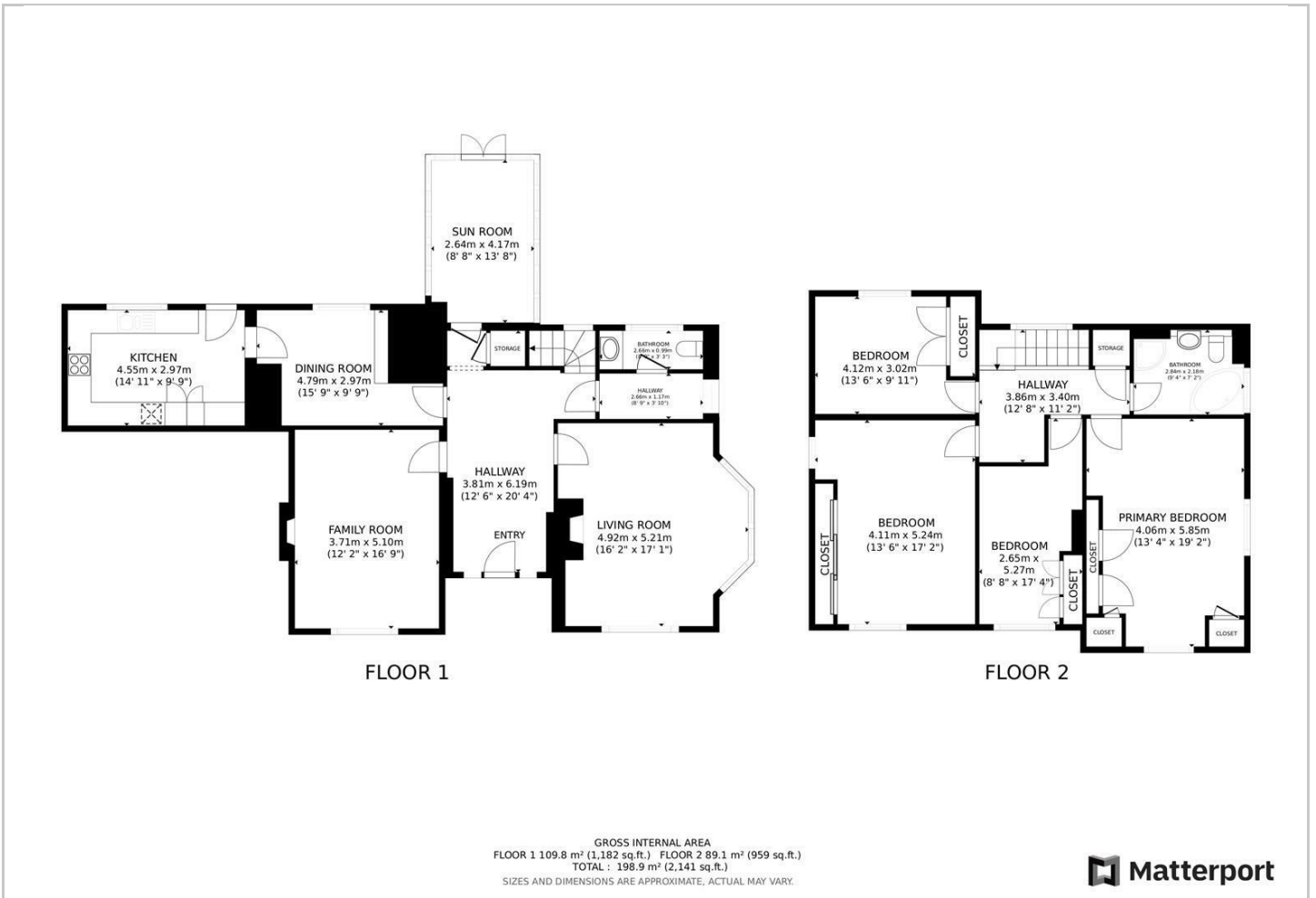
## Hybrid Map



## Terrain Map



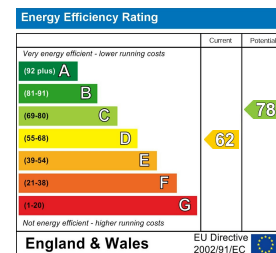
## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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