









# welcome to

# Sandown Lane, LIVERPOOL

Offered with no onward chain This stunning four bedroom Grade 2 listed property has been tastefully remodelled to offer a modern open plan living/ kitchen area with two floors upstairs housing 4 bedrooms and 2 bathrooms. Too many features making internal inspection essential.

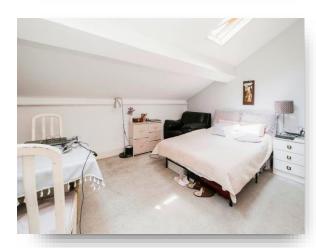












#### **Entrance Porch**

Solid wood door to the front, internal vestible stained glass door.

#### **Entrance Hall**

Single glazed door to the front, radiator, steps to lower kitchen, natiral wood staircase to first floor, shallow stair case to cellar.

#### Cloakroom

Wash hand basin, WC, tiling, single glazed sache window to the side.

### Lounge

14' 9" to max x 11' 7" to max ( 4.50m to max x 3.53m to max )

Single glazed sache cased window to the front, ornate period open fire place, natural wood flooring, picture arils, opens to dining room.

## **Dining Room**

13' 4" to max x 10' to max ( 4.06m to max x 3.05m to max ) Single glazed window to the rear, ornate period fire place, radiator, natural wood floor.

### **Living Room**

Basement living room, single glazed sache window, door to front, stable door to rear.

#### Kitchen

18' 9" to max x 16' 5" to max ( 5.71m to max x 5.00m to max )

Basement kitchen with fitted wall and base units, stainless steel sink and drainer incorporating granite work surfaces, electric oven , electric hob, plumbing for dish washer, fridge freezer, radiator, central island with breakfast bar.

## **Utility Room**

13' 3" to max x 10' to max ( 4.04m to max x 3.05m to max ) wall and base brick units, sink and drainer, plumbing for washing machine and dishwasher, single glazed sache window to the side, door to the rear.

## Landing

Stairs from the hallway, stairs to second floor, single glazed sache window to the rear.

#### **Bedroom One**

14' 10" to max x 15' to chimney breast ( 4.52m to max x 4.57m to chimney breast ) Second floor bedroom , single glazed sache window to the front, radiator, ornate fire place.

#### **Bedroom Two**

13' 10" to max x 10' to max ( 4.22m to max x 3.05m to max )

Second floor bedroom, single glazed sache window to the rear, radiator, ornate fire place.

### **Bedroom Three**

14' 8" to max x 14' 11" to max ( 4.47m to max x 4.55m to max )

Skylight window, ensuite shower room with shower cubicle, WC, wash hand basin, electric radiator.

#### **Bedroom Four**

9' 11" to max x 13' 9" to max ( 3.02m to max x 4.19m to max )

Second floor bedroom, single glazed sache window to the front, electric radiator, ornate fire place.

#### **Bathroom**

First floor bathroom, single glazed to the front, radiator, bath, wash hand basin, WC, part tiling, leaded glazed door.

#### Front Garden

Fencing with well stocked garden.

### **Rear Garden**

Enclosed with paved yard.

## **Parking**

Dropped kerb to the front.





## welcome to

# Sandown Lane, LIVERPOOL

- Council Tax Band C
- A stunning Grade 2 family home
- Four generous bedrooms over 2 floors
- A newly bespoke fitted kitchen complete with appliances
- Good size family bathroom on the first floor

Tenure: Freehold EPC Rating: E

Council Tax Band: C

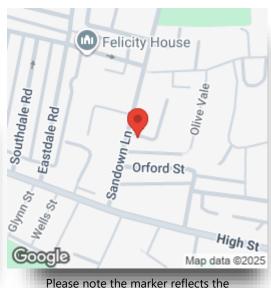
guide price

£385,000









postcode not the actual property

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