



Sandown Lane, LIVERPOOL L15 8HY

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 vestibule stained glass door.

Entrance Hall

Single glazed door to the front, radiator, steps to lower kitchen , natural 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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT122021 - 0010

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