



114 Brooke Road West

Brighton-Le-Sands, Liverpool, L22 2BQ

Offers over £425,000

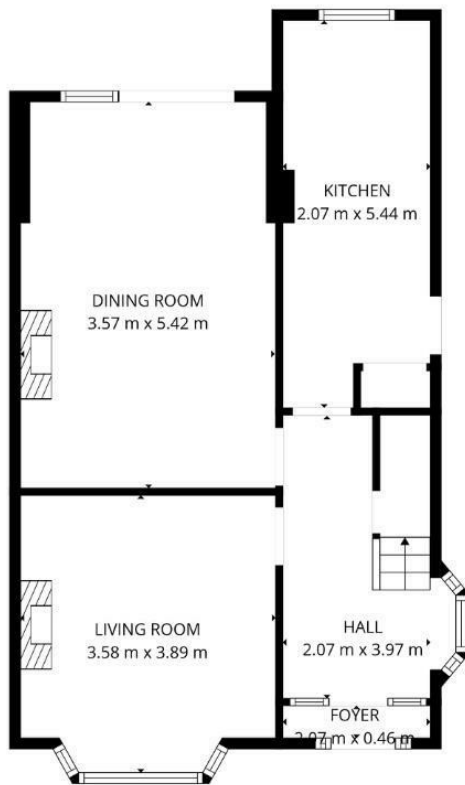
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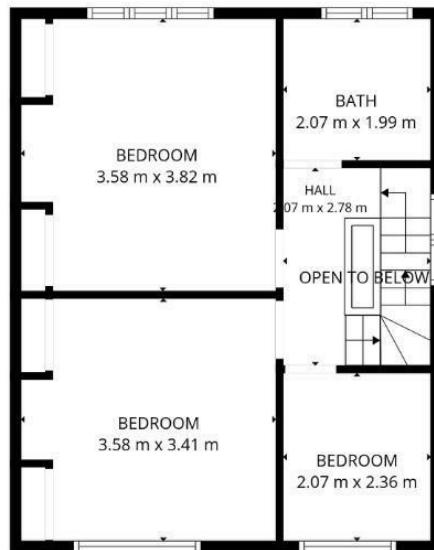
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Brighton-Le-Sands, Liverpool, L22 2BQ

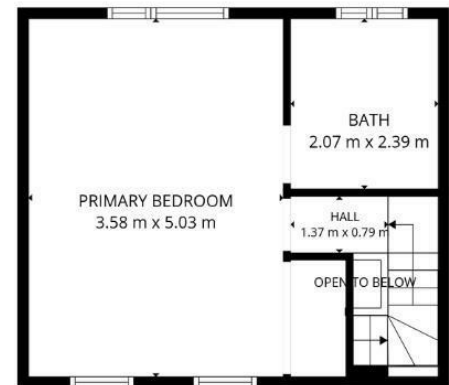
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Ground floor



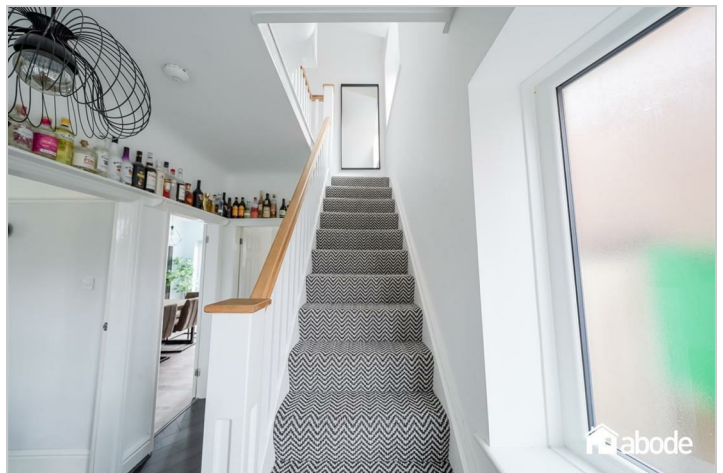
1st floor



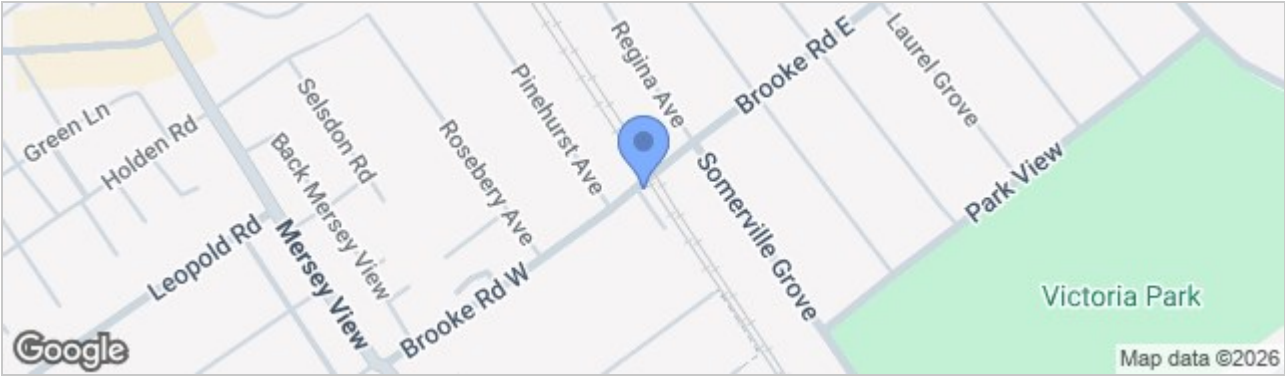
2nd floor

TOTAL: 126 m2
Ground floor: 55 m2, 1st floor: 42 m2, 2nd floor: 29 m2
EXCLUDED AREAS: BAY WINDOW: 0 m2, OPEN TO BELOW: 0 m2, WALLS: 12 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Road Map



Hybrid Map



Terrain Map



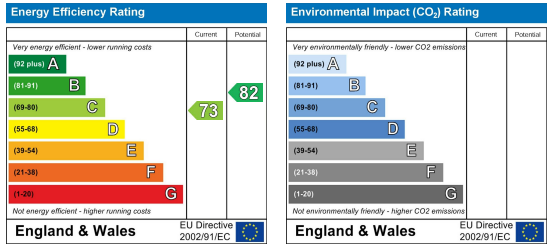
- **RENOVATED FAMILY HOME OVER 3 FLOORS**
- **IMPRESSIVE TOP-FLOOR PRIMARY BEDROOM WITH EN-SUITE SHOWER ROOM**
- **BI-FOLD DOORS OPENING ONTO A FAMILY GARDEN**
- **TWO VERSATILE RECEPTION ROOMS & MODERN KITCHEN**
- **WALK TO CROSBY BEACH & EXCELLENT RAIL LINKS TO LIVERPOOL**
- **SCOPE FOR A HOME OFFICE, GYM OR OUTDOOR ENTERTAINMENT SPACE**
- **[HTTPS://WWW.RIGHTMOVE.CO.UK/STAMP-DUTY-CALCULATOR](https://www.rightmove.co.uk/stamp-duty-calculator)**

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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