

FREEHOLD



House - Semi-Detached

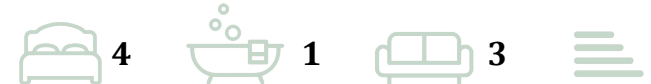
9 LINGFIELD ROAD, LIVERPOOL, L14 3LA

Asking Price

£330,000

FEATURES

- A stunning four bedroom semi detached property
- Entrance hall, lounge with feature fireplace
- Beautiful fitted kitchen with shaker style units
- Family shower room
- Parking at the front for several vehicles
- Situated in a sought after location and close to local amenities
- Sitting/dining room with log burning stove and further reception/bedroom four
- Utility room and downstairs cloaks
- Rear garden with outside office/bar and seating area with cover
- An early viewing is advised



BROOKS
ESTATE AND LETTING AGENTS LTD

4 Bedroom House - Semi-Detached located in Liverpool

Entrance Hall

Wood effect ceramic tiled flooring. Central heating radiator with decorative cover. Understairs cupboard housing utility meters.

Cloaks

Wood effect ceramic tiled flooring. Fitted with a two piece suite comprising of a wash hand basin with mixer tap and a low level wc. Tiled walls.

Lounge

13'3 x 11'3

UPVC double glazed bay window to the front aspect. Laminate wood effect flooring. Central heating radiator. Feature panelled chimney breast and fireplace with a tiled inset and hearth. Picture rail. Fitted for wall lights.

Sitting Room

12'0 x 11'0

Laminate wood effect flooring. Feature fireplace housing a log burning stove with wooden mantle. Central heating radiator. Fitted for wall lights.

Dining Kitchen

18'4 x 17'2 max

UPVC double glazed french doors leading to the rear garden. Ceramic tiled flooring. Column radiator. Fitted with a range of grey shaker style units comprising of cupboards, drawers and walnut work surfaces. Space for a range cooker with stainless steel splashback and extractor hood. Inset ceiling spotlights and two velux windows.

Utility Room

11'6 x 5'8

UPVC glazed door leading to the rear garden. Fitted with grey shaker style wall and base units with contrasting work surface. Plumbed for an automatic washing machine and space for a fridge freezer.

Bedroom

15'9 x 11'8

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Column radiator. Inset ceiling spotlights. Velux windows.

Landing

UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point.

Bedroom One

14'0 x 11'5

UPVC double glazed bay window to the front aspect. Laminate wood effect flooring. Central heating radiator.

Bedroom Two

12'1 x 9'10

UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Central heating radiator.

Bedroom Three

8'2 x 8'1

UPVC double glazed window to the rear aspect. Grey laminate wood effect flooring. Central heating radiator.

Shower Room

UPVC double glazed window to the side aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a step in shower enclosure, a white vanity unit housing a wash hand basin and a low level wc. Tiled walls.

External

At the rear of the property is a porcelain, non slip tiled patio area with an artificial lawn with raised beds and floral displays.

There is an outside office/bar with power and lighting and an added open verandah with purpose built heavy duty transparent PVC cover with zipped door.

At the front is a block paved driveway for two vehicles.





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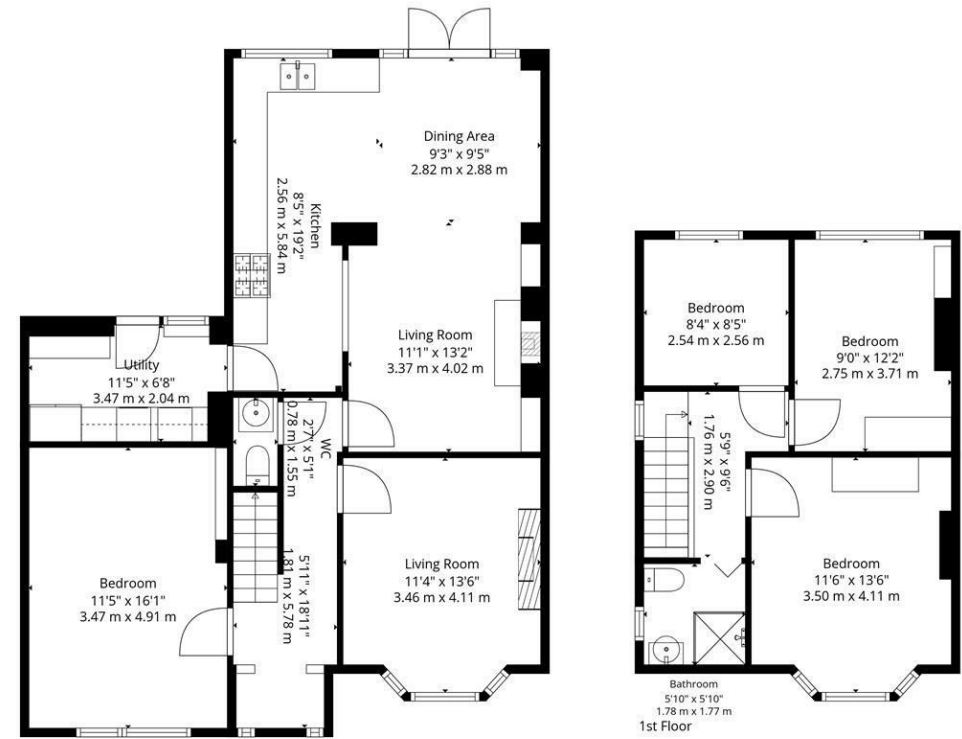
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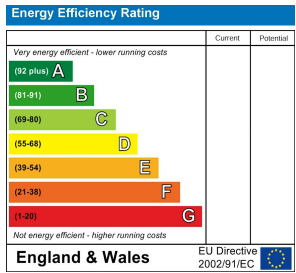
Council Tax Band



Ground Floor

Total: 1280 sq. Ft, 119 m2
Ground Floor: 839 sq. Ft, 78 M2, 1st Floor: 441 sq. Ft, 41 m2
Excluded Areas: Utility: 76 sq. Ft, 7 M2, Walls: 113 sq. Ft, 11 m2

Created By Sona Media. Measurements Deemed Highly Reliable But Not Guaranteed.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

