



## 20 Dowhills Road

, Liverpool, L23 8SW

Asking price £850,000



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## **Porch/Sun Room**

Tiled floor, double glazed windows & UPVC sliding door.

## **Vesitble**

## **Entrance Hall**

Feature wooden stained glass door, stairs to first floor & radiator.

## **Dining Room**

Feature open inglenook fireplace with solid wood mantel, dual stained glass windows, UPVC windows to bay, radiator, picture rail & ornate coving.

## **Lounge**

Double glazed windows to bay, with rear aspect, radiator, inglenook fireplace with corniches, gas fire & picture rail.

## **Dining Kitchen**

Range of wall & base units, granite work tops, tiled floor, double glazed windows, electric hob, double electric oven, stainless steel sink, extractor hood, breakfast bar, tiled splash back & open aspect through to the conservatory.

## **Conservatory**

Two radiators, double glazed windows, UPVC 'French' style doors & insulated roof.

## **Cloaks W.C.**

Double glazed windows, WC, basin & storage cupboard.

## **Study**

## **First Floor landing**

Feature stained glass window, stairs to second floor & access to first floor rooms.

## **Bedroom One**

Double glazed windows to bay with front aspect, radiator, feature cast iron fireplace with wooden mantel & surround.

## **Bedroom Two**

Dual aspect double glazed windows to rear elevation, corner shower, fitted wardrobes & radiator.

## **Bedroom Three**

Double glazed window, fitted wardrobes, radiator & cast iron feature fireplace.

## **Bedroom Four**

Double glazed window, corner shower, wash basin & radiator.

## **Family Bathroom**

Thermostatic corner shower, double glazed window, wash basin, bath, tiled floor, tiled walls & radiator.

## **W.C.**

WC, part tiled walls & double glazed window.

## **Utility room**

Space for washing machine & tumble dryer.

## **Second Floor Landing**

## **Bedroom Five**

Double glazed window & feature cast iron fireplace.

## **Bedroom Six**

Double glazed window & gas fire.

### Front Garden and Driveway

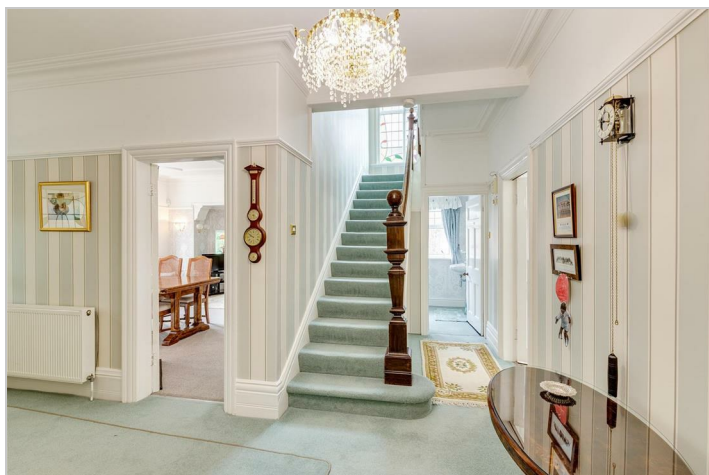
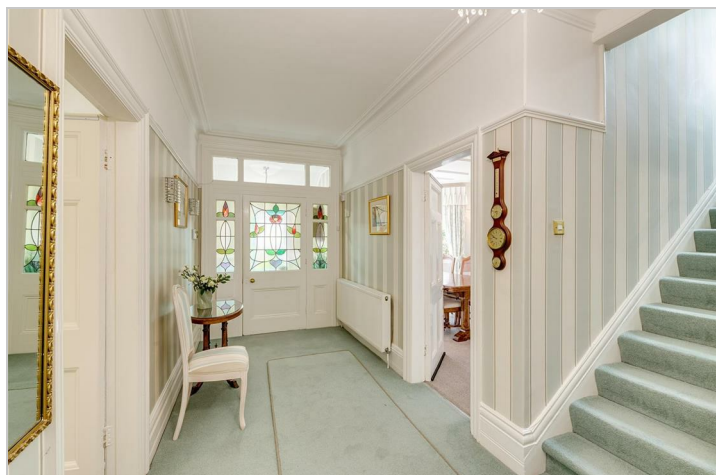
Beautifully maintained walled and gated front garden with laid to lawn, mature borders, gated access to side garden, block paved driveway providing off street parking for several vehicles and access to a double garage.

### Rear Garden

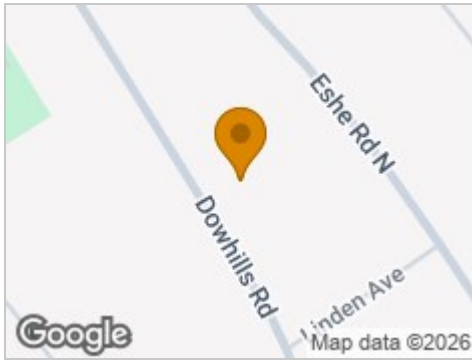
Beautifully maintained rear garden with mature borders, lawn, patio area & sun room.

### Garage

Double garage with electric up & over door, storage and door to rear garden.



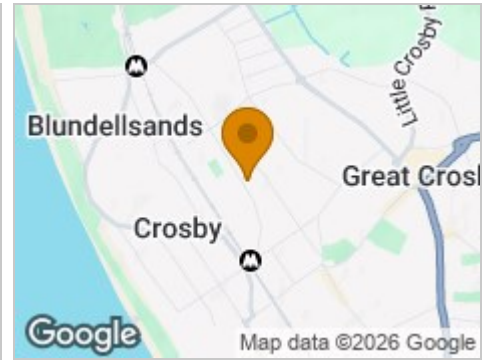
## Road Map



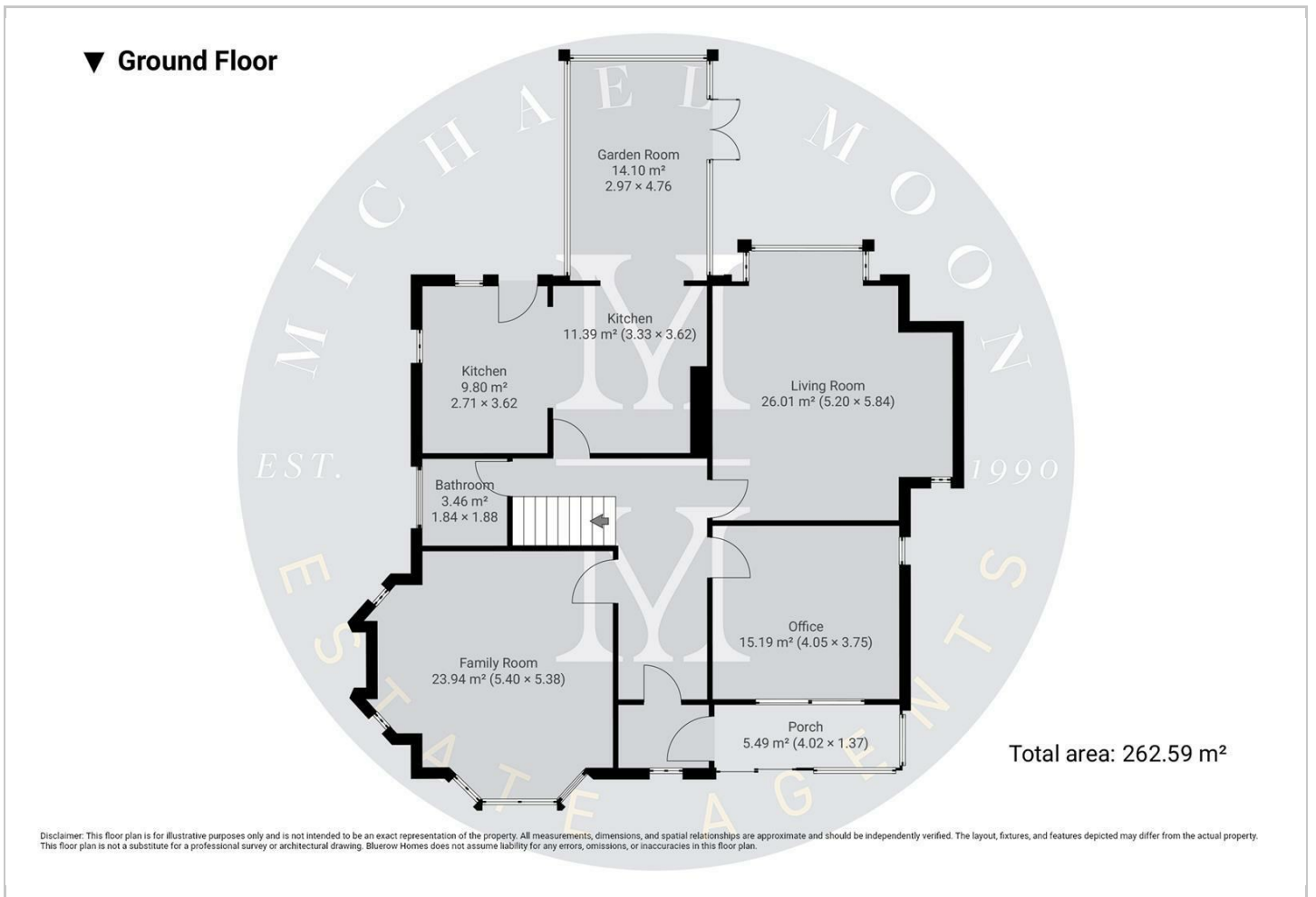
## Hybrid Map



## Terrain Map



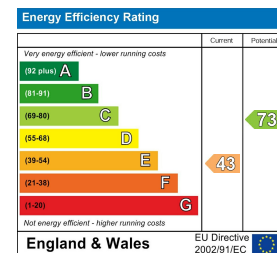
## Floor Plan



## 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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