



32 Sandheys Avenue, Liverpool, L22 7RP

Offers over £290,000

Nestled in the desirable Brighton le Sands area of Liverpool, this charming semi-detached house on Sandheys Avenue offers a perfect blend of comfort and convenience. Just a short stroll from the picturesque Crosby beach, this property is ideally situated for those who appreciate coastal living.

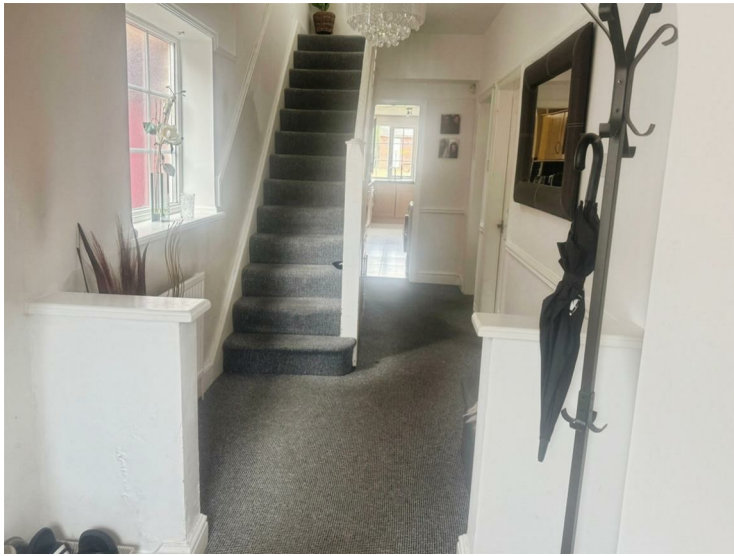
Spanning an impressive 1,087 square feet, this well-presented home has been thoughtfully extended both at the front and rear, providing ample space for family life. The property boasts three inviting bedrooms, making it perfect for families or those seeking extra room for guests. The two reception rooms offer versatile spaces that can be tailored to your needs, whether for entertaining or relaxing.

The heart of the home is the extended breakfasting kitchen, which flows seamlessly into a cosy lounge area, creating a warm and welcoming environment for family gatherings. The layout is designed to maximise both light and space, ensuring a pleasant atmosphere throughout.

Outside, the property features a double driveway at the front, providing convenient off-road parking. The spacious rear garden is a true highlight, complete with a brick-built outbuilding that can serve various purposes, from a workshop to additional storage.

This residence is an absolute must-see, as it not only offers a fantastic living space but also the opportunity to enjoy the vibrant community and beautiful surroundings that Brighton le Sands has to offer. With its ideal location, generous size, and delightful garden, this home is sure to attract interest from a variety of buyers. Don't miss your chance to experience all that this wonderful property has to offer.

Extended Porch



Being open to hallway

Hallway

With stairs leading to first floor, radiator, dado rail, double glazed window, under stairs storage cupboard

Extended front lounge

16'4" x 10'9" (4.98m x 3.3m)

With double glazed window to front elevation, radiator. laminate flooring.

Rear Dining room

15'2" x 10'3" (4.64m x 3.13m)



With radiator, laminate flooring, open to rear extended lounge area.

L-shaped Extended breakfasting kitchen

19'0" x 10'9" max (6'2" min) (5.8m x 3.3m max (1.9m min))



With range of matching wall and base units, rolled edged work surfaces, electric over with four ring hob, extractor hood, single drainer stainless steel sink unit with mixer tap, laminate flooring, plumbed for washing machine, double glazed window to rear elevation,

Extended Lounge

10'2" x 10'2" (3.1m x 3.1m)



With laminate flooring, double glazed patio doors to rear elevation, radiator, open to kitchen and dining room.

Landing

With double glazed window to side elevation, radiator, loft access, dado rail.

Front Bedroom 1

13'5" x 10'10" (4.1m x 3.31m)



With double glazed window to front elevation, radiator.

Rear Bedroom 2

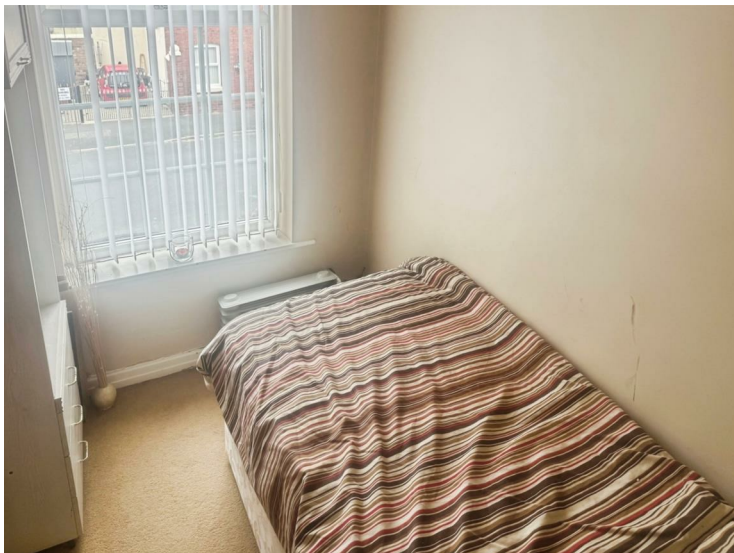
13'9" x 10'9" (4.2m x 3.3m)



With double glazed window to rear elevation, radiator.

Front bedroom 3

8'3" x 6'2" (2.52m x 1.9m)



With double glazed window to front elevation, radiator.

Family bathroom

8'6" x 6'1" (2.6m x 1.87m)



With four piece suite comprising of panelled bath, corner shower cubicle with electric shower, pedestal wash hand basin, low level W.C., frosted glass double glazed window, part tiled walls, radiator.

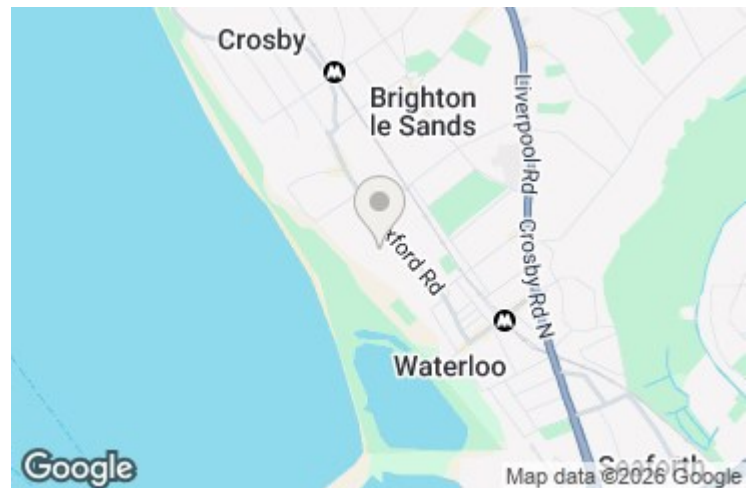
Front Garden

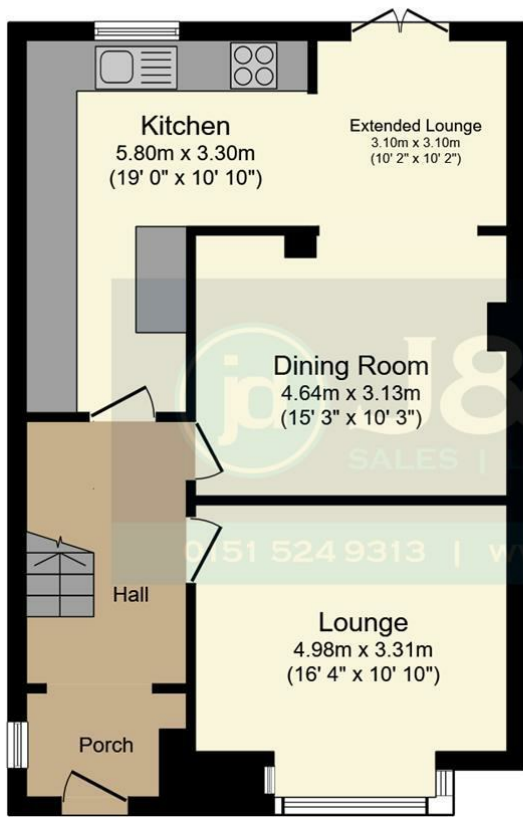
Having paved off road parking for two cars, walled boundaries.

Rear Garden

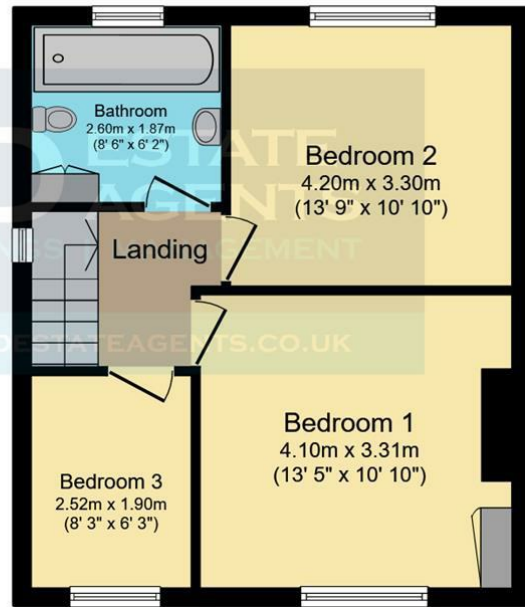


With paved patio area, extensive lawned area, brick built storage shed with uPVC door and slated roof, fenced boundaries and planting borders.





Ground Floor



First Floor

Total floor area: 88.6 sq.m. (954 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		72	85
	EU Directive 2002/91/EC		