



7 Roehampton Drive

, Liverpool, L23 7XD

£825,000



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Vestibule / Hallway

Wall Lights, dado rail, radiator, carpeted flooring.

Lounge

27'5" x 13'1" (8.36 x 4.01)

Carpeted flooring. UPVC double glazed bifold doors to rear elevation. UPVC double glazed window to front elevation, wall lights, picture rail, radiator, marble fire place.

Dining Room

15'4" x 13'5" (4.68 x 4.09)

UPVC double glazed bay window to front elevation, carpeted flooring, radiator, double doors leading to open plan kitchen.

Kitchen

21'6" x 14'0" (6.57 x 4.27)

Tiled floor. Large breakfast Island, down lights. High & low level units. Porcelain sink with chrome mixer tap. Integrated appliances including AEG induction hob & extractor fan - NEFF double oven, fridge & freezer. UPVC double glazed doors leading to conservatory. UPVC double glaze Bifold doors leading to rear garden. s.

Utility Room

8'2" x 7'0" (2.49 x 2.14)

Porcelain sink with mixer tap, tiled flooring, range of high and low level units, dishwasher, microwave, sink with mixer tap, plumbing for white goods, radiator, door to front elevation - Separate WC and basin. window to side elevation n chrome towel rail.

Down stairs Bathroom

9'3x6'0 (2.82mx1.83m)

Fully tiled. UPVC window to rear elevation, chrome

towel rail. WC & basin vanity unit, storage cupboard, walking in wet room shower.

Conservatory

13'2" x 11'2" (4.03 x 3.41)

Carpeted flooring, double doors to side elevation, radiator, wall lights.

Stairs & Landing

Carpeted stairs and landing with loft access with pull down ladder. Dado rail. Picture rail.

Front Bedroom 1

17'1" x 11'2" (5.23 x 3.41)

UPVC double glazed window to front elevation, carpeted flooring, picture rail radiator fitted wardrobes with inset downlights.

Front Bedroom 2

15'4 x 11'9 (4.67m x 3.58m)

Carpeted flooring, A/C unit. UPVC windows to front elevation, radiator, fitted wardrobes, inset downlight , picture rail.

Rear Bedroom 3

13'4" x 12'1" (4.08 x 3.69)

UPVC double glazed windows to the rear elevation, radiator, picture rail, fitted storage, desk area.

Rear Bedroom 4

10'2" x 10'3" (3.12 x 3.13)

Set as Home office, UPVC double glazed windows to rear elevation, radiator, range of fitted units & desk down lights, carpeted flooring.

Bathroom

12'2" x 6'0" (3.71 x 1.84)

Fully tiled UPVC frosted window to rear elevation. WC. His and hers washbasins, free standing bath, chrome towel rail, down lights, 2 chrome towel radiators, free standing bath.

Garage

19'00x 8'2 (5.79mx 2.49m)

Double garage with electric up and over door, power and lights.

Externally

Paved driveway. Side access n & out drive. Rear garden with raised patio and glass balustrade. Security lights - Indian sand stone patio. large lawn. Numerous outbuildings.

Storage Room

Storage room / Boiler room



Road Map



Hybrid Map



Terrain Map



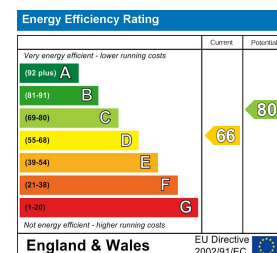
Floor Plan



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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