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The Property Ombudsman

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A rare opportunity has arisen to purchase a substantial five bedroom Victorian semi detached property situated off Warbreck Moor and convenient for local amenities and transport links. The property has been completely renovated to a high standard by the current owners and the beautifully presented accommodation still retains many original features and comprises; entrance porch, large welcoming hall, living room, family room, dining room, kitchen and utility. To the first floor there are three double bedrooms, the master enjoying an ensuite, and a spacious shower room. To the second floor there are two further bedrooms. Outside there is a walled front and good sized rear garden. The property also benefits from uPVC double glazing with new composite front door and plantation shutters to the front and gas central heating with new designer radiators fitted this year. An early viewing of this most desirable property is highly recommended.

£290,000







Porch 12'2" x 3'10" (3.71m x 1.18m)
new composite front door and uPVC double glazed side window, storage cupboard, solid wood flooring

Welcoming Hall 12'6" x 12'8" (3.82m x 3.88m)



a spacious room in itself turned staircase to the first floor, radiator and solid wood flooring

Living Room 13'10" x 12'8" (4.22m x 3.88m)
uPVC double glazed bay window with plantation shutters to front aspect, feature fireplace, new radiator, laminate flooring, built in cupboards

Family Room 15'4" x 11'7" (4.69m x 3.54m)
two uPVC double glazed bay window with plantation shutters to front aspect, feature fireplace, two new traditional style radiators, laminate flooring

Dining Room 10'10" x 12'7" (3.31m x 3.86m)
uPVC double glazed french doors to rear garden, feature fireplace, new traditional style radiator, laminate flooring, open to kitchen

Kitchen 14'7" x 6'3" (4.45m x 1.93m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, integrated dishwasher, laminate flooring, part tiled walls, inset ceiling spotlights, uPVC double glazed window to side aspect, stable door to rear garden, door to utility

Utility Room 5'1" x 6'3" (1.57m x 1.92m)
fitted base cabinets with complementary worktops, plumbing for washing machine, space for tumble dryer and fridge freezer, tiled floor and splashbacks, inset ceiling spotlights

First Floor

Landing
uPVC double glazed window to rear aspect, turned staircase to second floor

Master Bedroom 10'6" x 12'7" (3.21m x 3.86m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, built in cupboard, door to ensuite

Ensuite 10'7" x 6'3" (3.25m x 1.93m)
modern and spacious bathroom with a panelled bath, separate shower cubicle with mains shower, wash hand basin and low level w.c., chrome heated towel rail, laminate flooring and tiled walls, uPVC double glazed frosted window to side aspect

- **5 Bedroom Victorian Semi Detached**
- **Gas Central Heating**
- **Sought After Location**
- **EPC Rating D**
- **Quality Finish Throughout**
- **uPVC Double Glazing**
- **Rear Garden**

Bedroom 2 15'4" x 12'0" (4.69m x 3.67m)



two uPVC double glazed windows to front aspect with plantation shutters, radiator

Bedroom 3 13'3" x 12'3" (4.06m x 3.75m)



uPVC double glazed bay window to front aspect with plantation shutters, radiator, laminate flooring

Shower Room 13'0" x 4'3" (3.98m x 1.30m)



modern and spacious shower room with a shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Second Floor

Landing

uPVC double glazed window to rear aspect

Bedroom 4 16'4" x 11'9" (4.98m x 3.59m)



uPVC double glazed dormer window to front aspect, radiator, laminate flooring

Bedroom 5 16'3" x 12'6" (4.96m x 3.83m)

uPVC double glazed window to side aspect, laminate flooring, Worcester boiler

Outside

Front

walled front with gated access

Rear Garden

good sized rear garden with patio areas, lawn, planted borders and storage sheds, gated access to front

Additional Information

Tenure : Leasehold
Council Tax Band : C
Local Authority : Liverpool

Agents Note

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