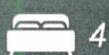




Burghill Road, Croxteth Park, Liverpool
£360,000



4



2



4

Freehold | EPC rating: C

- Detached
- Freehold
- Popular Location

- Four Bedrooms
- Immaculate Condition
- Beautiful Rear Garden


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Description

Delightful Detached! Fed up of DIY? This property has been lovingly cared for by its owner and offers a great family home, you just need to unpack your belongings! Relax and enjoy summer evenings in the stunning rear garden.

A detached residence occupying an enviable position on Croxteth Park, a sought after location for the Emmaus Primary School. The property is well served by local transport to West Derby and Liverpool City Centre, as well as offering good access to the East Lancashire Road and motorway network. This property has been well maintained and cared for by its owner and offers spacious family accommodation comprising; entrance hall, cloaks room, lounge, sitting room, dining room/study and kitchen. To the first floor there are four bedrooms with three having fitted robes and the master has an en-suite shower room. The family bathroom is also on this floor. Externally the property has a two car driveway leading to a double garage with electric doors. The rear of the property is surround by woodland and offers a tranquil environment. The property also benefits from having double glazing and a gas central heating system.

Photographs



Rooms

Hall

UPVC double glazed door. Ceramic tiled floor. Stairs to first floor with glass/wood banister. Radiator. Under stairs storage. Storage cupboard.

Study Room

UPVC double glazed window to front aspect. Radiator. Ceramic tiled floor.
9.07ft x 9.11ft (2.8m x 2.8m)

Cloak Room

UPVC double glazed window to front aspect. Toilet, vanity sink unit. Ceramic tiled walls and floor. Thermostat radiator.

Reception One

UPVC double glazed french doors, Double glazed windows to rear garden. Radiator. Ceramic tiled floor. Feature fire surround. Living flame gas fire.
15.07ft x 18.03ft (4.6m x 5.5m)

Reception Two

UPVC double glazed bay window to front aspect. Ceramic tiled floor. Radiator.
8.09ft x 13.1ft (2.5m x 4m)

Kitchen

High gloss wall base units in grey with sink over. Breakfast bar. Integrated oven and hob with extractor over. integrated microwave. Space for double fridge freezer. Stainless steel sink with mixer tap over. Ceramic tiled floor. Upvc double glazed french doors. Upvc double glazed windows to side aspect.
9ft x 20.1ft (2.7m x 6.1m)

Stairs and Landing

Loft Access. Radiator. Storage cupboard.

Bedroom One

Two Upvc double glazed window to front aspect. Storage cupboard. Two double wardrobes. Two radiators.
13.09ft x 15.04ft (4m x 4.6m)

En-suite

Shower cubicle. Pedestal wash hand basin. Toilet. Ceramic tiled walls and floor. Radiator.

Bedroom Two

UPVC double glazed window to the front aspect. Double fitted wardrobes. Radiator. Built in storage cupboard.
8.11ft x 12ft (2.5m x 3.7m)

Bedroom Three

UPVC double glazed window to the rear aspect. Radiator.
8.9ft x 12.4ft (2.7m x 3.8m)

Bedroom Four

UPVC double glazed window to the rear aspect. Radiator. Double wardrobes.
8.7ft x 8.8ft (2.7m x 2.7m)

Bathroom

Paneled bath with shower over. Pedestal wash hand basin. Toilet. Ceramic tiled walls and floor. Radiator.

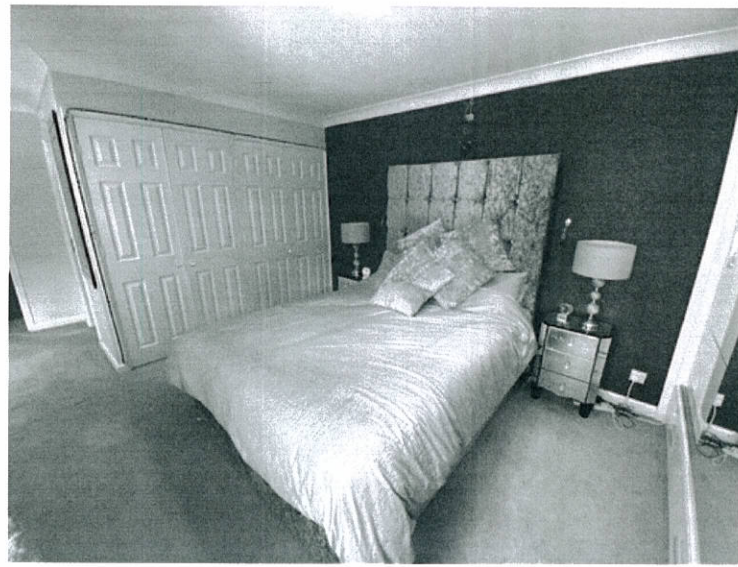
Garage

Double electric doors. UPVC double glazed doors. UPVC double glazed windows. Power and light.

Rear garden

Paved patio area. Covered by sun canopy. Paved patio area to the rear with wooden gazebo over. Rest laid to lawn. Large side passageway leading to front.

More photographs



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map



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