



## 1 Merrilocks Green

Liverpool, L23 6XR

**Offers over £900,000**



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**TOTAL: 241 m<sup>2</sup>**

Ground floor: 139 m<sup>2</sup>, 1st floor: 102 m<sup>2</sup>

EXCLUDED AREAS: BOILER ROOM: 4 m<sup>2</sup>, GARAGE: 29 m<sup>2</sup>, LOW CEILING: 11 m<sup>2</sup>, WALLS: 19 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Tel: 01519093003



Road Map



Hybrid Map



Terrain Map



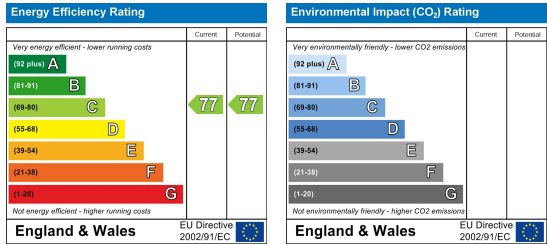
- **COMPREHENSIVELY RENOVATED, REMODELLED & DOUBLE EXTENDED DETACHED RESIDENCE**
- **STUNNING OPEN-PLAN MIELE KITCHEN WITH ISLAND, DUAL OVENS & GARDEN VIEWS**
- **LUXURIOUS VILLEROY & BOCH BATHROOMS INCLUDING PRINCIPAL EN-SUITE & WALK-IN WARDROBE**
- **VERSATILE FAMILY ACCOMMODATION WITH BESPOKE HOME OFFICE & DOUBLE GARAGE**
- **DAIKIN UNDERFLOOR HEATING & COOLING SYSTEM, SOLAR PANELS & CCTV SECURITY**
- **PRIVATE LANDSCAPED GARDENS, SUNNY ENTERTAINING PATIO & CHAIN FREE SALE**
- **CHAIN FREE SALE**

Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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