

56 College Road North

, Liverpool, L23 8UU

Price £610,000

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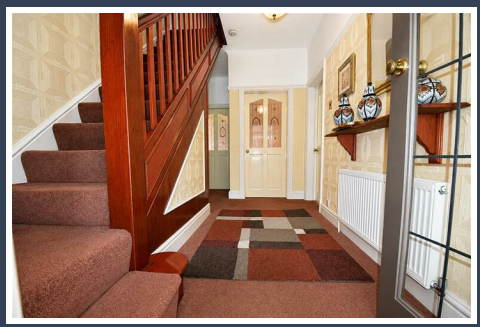




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Porch
Glazed uPVC door and double glazed windows.

Entance Hallway
7'11" x 6'6" (2.42m x 2)
Carpet flooring. Radiator. picture rail. Under Stairs Storage. Doors to ground floor rooms

Living Room
17'8" x 13'5" (5.41m x 4.10m)
UPVC double glazed window to front. Carpet flooring. Radiator. picture rail. Fireplace featuring gas fire inset in to chimney breast.

Lounge
16'0" x 13'5" (4.89m x 4.10m)
UPVC double glazed bay window to front. carpet flooring. Radiator. Picture rail. Fireplace featuring gas fire, wooden surround and marble hearth.

Dining Room
12'9" x 9'10" (3.91m x 3.00)
UPVC double glazed Sliding door and window to rear aspect. Radiator. Carpet flooring. Open to;

Kitchen
9'2" x 17'0" (2.80m x 5.20m)
Range of Wall, base and drawer units. Work surfaces, uPVC double glazed windows to rear. Door to Side. Open to;

Utility Area
4'7" x 7'2" (1.41m x 2.20m)
Plumbing for washing machine

First Floor Landing
7'11" x 17'0" (2.43m x 5.20m)
Carpet flooring. Doors to first floor room.

Front Bedroom One
17'8" x 9'11" (5.41m x 3.03m)
UPVC double glazed window to front. Radiator.

Front Bedroom Two
16'0" x 13'5" (4.89m x 4.10m)
UPVC double glazed bay window to front. Radiator. Built in wardrobes.

Rear Bedroom Three
12'9" x 9'10" (3.91m x 3.00m)
UPVC double glazed window to rear. Radiator. Picture rail.

Rear Bedroom Four/Study
9'2" x 7'2" (2.80m x 2.20m)
UPVC double glazed window to rear. Radiator. Currently used as an office. Built in storage and desk.

Bathroom
9'2" x 5'10" (2.80m x 1.80m)
Two piece suite comprising Panel bath and Pedestal wash hand basin

W.C.,
Low Level W.C.

Stairs To Second Floor landing
5'7" x 11'5" (1.72m x 3.50m)
Carpet flooring

Second Floor Bedroom 5
20'8" x 13'5" (6.31m x 4.10m)
Frosted window to side elevation, velux roof window. Carpet flooring, gas fired central heating radiator

En-Suite Shower Room
9'10" 9'11" (3.01m 3.03m)
Three piece suite comprises Pedestal wash hand basin, Low Level W.C., step in shower cubicle with electric shower

Lounge/Dressing Area
10'5" x 13'5" (3.20m x 4.10m)

Gardens
Mature, Established Rear Garden - An established rear garden, featuring lawned area, flagged patio, established borders. . Gated side passageway leading to the front.

Garage & Off Road Parking
Elecrtric Garage door. Brick detached garage with built in storage room at other end.









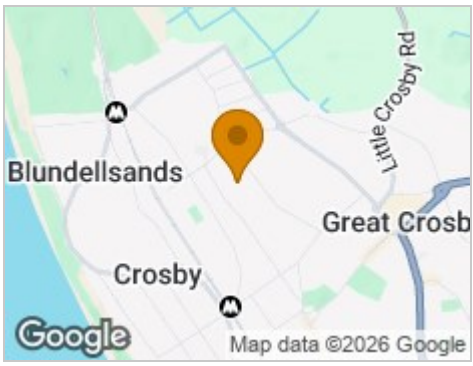
Road Map



Hybrid Map



Terrain Map



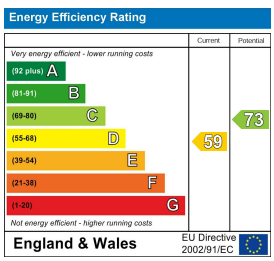
Floor Plan



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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