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## 30 Sandy Grove, Liverpool, L13 0BU

Price £285,000

Nestled in the charming cul-de-sac of Sandy Grove, Liverpool, this newly refurbished semi-detached house offers a delightful blend of modern living and classic comfort. Built in 1950, this post-war property has been thoughtfully extended and fully renovated to meet the needs of contemporary families.

Upon entering, you are greeted by an inviting open-plan ground floor that seamlessly combines three spacious reception rooms, perfect for both entertaining guests and enjoying family time. The modern fitted breakfasting kitchen is a highlight, providing a stylish and functional space for culinary adventures.

The property boasts three generously sized double bedrooms, ensuring ample space for relaxation and rest. An additional loft room, accessed via a fixed staircase from Bedroom 3, offers versatile options for use as a study, playroom, or guest accommodation.

The modern family bathroom and convenient ground floor WC enhance the practicality of this home, catering to the needs of busy households. Outside, the property features well-maintained gardens to the front and rear, providing a lovely outdoor space for children to play or for hosting summer barbecues.

With off-road parking for one vehicle, this home combines convenience with a peaceful residential setting. Sandy Grove is a desirable location, offering a sense of community while being close to local amenities and transport links. This property is an excellent opportunity for those seeking a stylish and spacious family home in Liverpool.

### Hallway

Having frosted and bevelled double glazed door, herring bone style laminate flooring, stairs leading to 1st floor, under stairs storage cupboard housing gas meter, double doors leading to reception 1, door to ground floor W.C.

### Ground floor WC



With low level WC, herringbone style laminate flooring.

### Reception 1

12'3" x 9'9" (3.74m x 2.99m)



With double glazed window to front elevation, double radiator, built in storage cupboard housing electric meter and fuse box. Open archway to reception 2/Kitchen

### Lounge/Modern breakfasting kitchen

20'4" x 12'7" (6.22m x 3.84m)



With range of matching wall and base units with rolled edged work surfaces, cupboard housing combi boiler, integrated electric oven, integrated combi microwave, four ring electric hob, breakfasting island with storage, single drainer sink unit with mixer tap, herringbone style laminate floor, splashbacks, open to reception room 3.

### Extended reception room 3

20'4" x 9'1" (6.22m x 2.77m)



With herringbone style laminate flooring, double glazed patio doors with two full length side windows, double radiator, shelving to walls.

### 1st floor Landing

With double glazed window to side elevation.

### Rear Bedroom 1

12'4" x 8'4" (3.77m x 2.56m)



With double glazed window to rear elevation, double radiator.

### Front Bedroom 2

14'4" max x 9'9" (4.38m max x 2.99m)



With double glazed window to front elevation, double radiator.

### Modern family bathroom

7'11" x 7'8" (2.43m x 2.34m)



With three piece white suite comprising of panelled bath with shower attachment over, vanity wash hand basin, low level W.C., double glazed frosted glass window to rear elevation, tiled walls, tiled floor, radiator.

### Front bedroom 3

11'6" x 9'8" (3.51m x 2.96m)



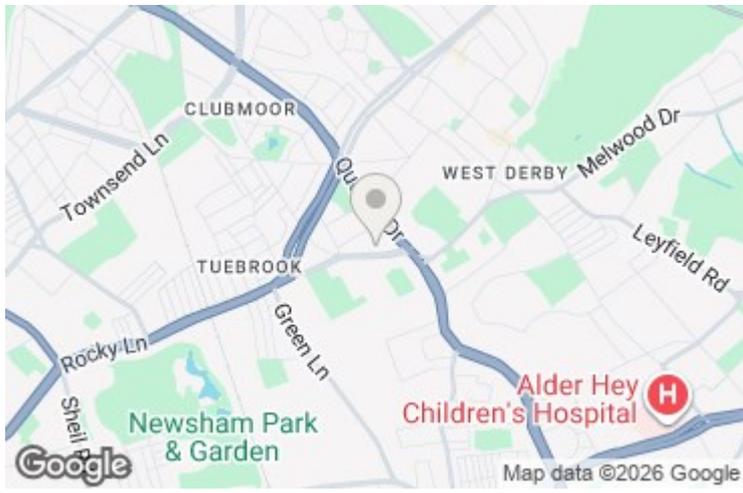
Having double radiator, double glazed window to front elevation, stairs leading to attached loft bedroom.

### Loft Bedroom

20'8" max x 9'4" under eaves (6.3m max x 2.85m under eaves)



With under eaves storage cupboards, skylight, double glazed window to side elevation, double radiator.





### Ground Floor

Floor area 60.9 sq.m. (655 sq.ft.)



### First Floor

Floor area 43.1 sq.m. (464 sq.ft.)

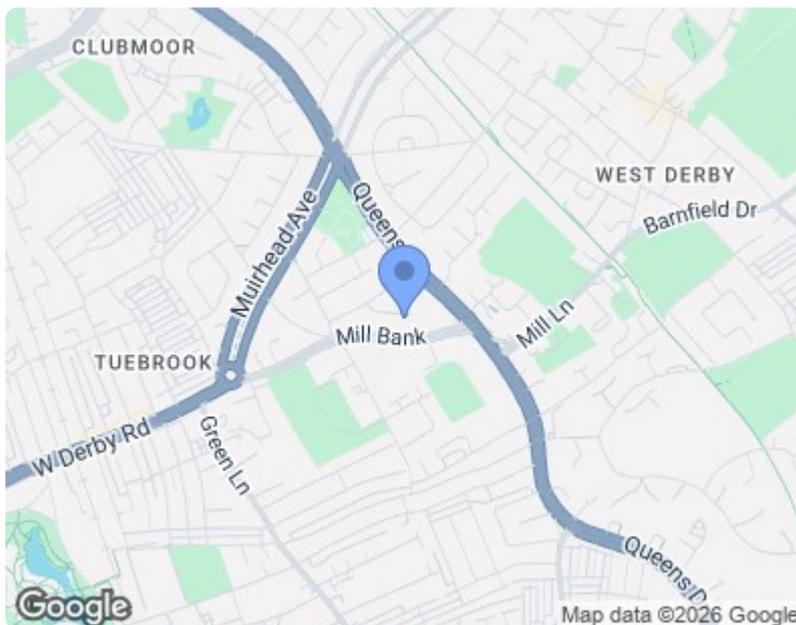


### Second Floor

Floor area 25.8 sq.m. (278 sq.ft.)

**Total floor area: 129.8 sq.m. (1,397 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>85</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus) <b>A</b>		
(61-81) <b>B</b>			
(40-60) <b>C</b>			
(25-39) <b>D</b>			
(10-24) <b>E</b>			
(1-9) <b>F</b>			
(0) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	