



This truly stunning three bedroom semi detached property has been substantially extended and enjoys a south facing rear garden that backs onto the Leeds Liverpool canal. The spacious accommodation with both a single and two single storey extensions briefly comprises; entrance hall, living room, dining room, stylish kitchen/breakfast room with island, utility room, downstairs shower room and fabulous family room. To the first floor there are three double bedrooms and a family bathroom. Outside there is a large private rear garden and front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. This delightful and unique property could be your forever family home - viewing recommended.

£320,000



### Entrance Hall

front entrance door, radiator, tiled flooring, understairs cupboard, stairs to first floor, uPVC double glazed window to front aspect

### Downstairs Shower Room 6'4" x 5'10" (1.95m x 1.80m)



modern white suite comprising; low level w.c., wash hand basin and shower cubicle with mains shower, chrome heated towel rail, tiled flooring and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

### Living Room 19'4" x 9'8" (5.91m x 2.96m)



uPVC double glazed bay window to front aspect, feature fireplace, laminate flooring, radiator, open to dining room

### Dining Room 10'2" x 9'7" (3.10m x 2.94m)

uPVC double glazed french doors with glazed side panels to rear garden, laminate flooring, skylight, radiator, open to kitchen/breakfast room

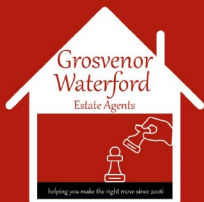
### Kitchen/Breakfast Room 20'8" (max) x 14'11" (max) (6.31m (max) x 4.57m (max))



fitted kitchen featuring a range of wall and base cabinets with complementary granite worktops with inlaid sink, centre island with built in storage and wine rack, gas range cooker, space for american style fridge freezer, tiled flooring, two radiators, uPVC double glazed french doors to rear garden, skylight, uPVC double glazed window to rear aspect

### Utility Room 4'9" x 5'10" (1.46m x 1.79m)

wall and base cabinet with worktop, plumbing for washing machine, Vaillant boiler, tiled flooring



- Substantially Extended 3 Bedroom Semi Detached
- No Chain
- Off Road Parking

- EPC Rating C
- South Facing Rear Garden

- Double Extension and Two Very Large Single Extensions
- Two Bathrooms

**Family Room 25'7" x 10'0" (7.81m x 3.05m)**



fantastic versatile room, which could possibly be partitioned to create a wonderful ground floor bedroom. feature exposed brick wall, three sets of uPVC double glazed french doors to rear garden, three skylights, two radiators, laminate flooring

**First Floor**

**Landing**

access to loft space

**Bedroom 1 11'9" (max) x 15'7" (max) (3.60m (max) x 4.76m (max))**



extended with two uPVC double glazed windows to rear aspect and one further uPVC double glazed window to front aspect, two radiators, laminate flooring

**Bedroom 2 10'5" x 11'4" (3.18m x 3.46m)**



uPVC double glazed window to front aspect, radiator, laminate flooring, wardrobes, built in cupboard

**Bedroom 3 9'0" x 8'11" (2.76m x 2.72m)**



uPVC double glazed window to rear aspect, radiator, laminate flooring

**Family Bathroom 8'0" x 6'10" (2.44m x 2.09m)**



white suite comprising; low level w.c., wash hand basin and panelled bath with electric shower over, chrome heated towel rail, tiled floor and part tiled walls, uPVC double glazed frosted window to front aspect

**Outside**

**South Facing Rear Garden**

large private rear garden with lawn, shrub and flower beds, two patio areas, decorative walls

**Front Garden**

block paved with off road parking, brick borders, shrub and flower bed

**Additional Information**

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

**Agents Note**

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate. We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry).

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



