



## 99 Cambridge Road

Blundellsands, Liverpool, L23 7TX

£525,000



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## Ground Floor

### Entrance Porch

6'08 x 9'05 (2.03m x 2.87m)

UPVC frosted double glazed door to front elevation, UPVC double glazed window to side elevation, tiled flooring, radiator.

### Entrance Hall

16'05 x 6'11 (5.00m x 2.11m)

Wooden framed feature in lay door, feature single glazed porthole window to front elevation, consumer unit cupboard, laminate flooring, Plate rail and dado rail.

### Lounge

14'05 x 14'03 (4.39m x 4.34m)

UPVC double glazed square bay window to front. Radiator. Picture rail. Open fire with tiled hearth, back and wooden surround.

### Living Room

15'01 x 13'03 (4.60m x 4.04m)

UPVC double glazed sliding door and window to rear. Radiator. Picture rail. Log burner with oak mantle and granite hearth.

### WC

2'05 x 7'04 (0.74m x 2.24m)

UPVC frosted double glazed window to side. Tiled flooring. Wash basin and close coupled W.C. Wall mounted combination gas central heating boiler.

### Dining Room

8'0 x 9'10 (2.44m x 3.00m)

UPVC double glazed window to side. Laminate flooring. Radiator.

## Kitchen

12'06 x 8'0 (3.81m x 2.44m)

UPVC double glazed window to rear and side elevation. 1 1/2 bowl stainless steel sink with mixer tap, Range of wall, base and drawer units with integrated Zanussi single oven and AEG gas hob. Radiator. Door to:

## Conservatory

12'04 x 13'04 (3.76m x 4.06m)

UPVC double glazed double doors and windows to rear. Tiled flooring. Door to Garage, wall lights.

## First Floor

### Landing

8'0 x 7'09 (2.44m x 2.36m)

Carpet flooring, UPVC double glazed window to side elevation, loft access, picture rail.

### Bedroom One

15'0 x 13'05 (4.57m x 4.09m)

UPVC double glazed window to rear elevation, carpet flooring, radiator, fitted wardrobes and dressing table, picture rail.

### Bedroom Two

14'0 x 13'05 (4.27m x 4.09m)

UPVC double glazed window to front elevation, radiator, carpet flooring, picture rail.

### Bedroom Three

8'0 x 8'05 (2.44m x 2.57m)

UPVC double glazed window to front elevation, radiator, carpet flooring.

## Bathroom

7'10 x 9'09 (2.39m x 2.97m)

UPVC double glazed windows to side and rear elevation, WC, wash hand basin, full Porcelanosa tiles, walk in shower with rainfall shower head, extractor fan, radiator, downlights, bath.

## Externally

### Front Garden

Mature front garden with flagged driveway leading to garage.

### Rear Garden

A delightful, mature and established rear garden - not directly overlooked. Enjoying a SUNNY, South Westerley aspect. Featuring lawned area, borders, mature trees and shrubs, ample flagged patio area with outside tap.

### Garage

16'0 x 8'09 (4.88m x 2.67m)

Accessed via the Conservatory or via up and over door to front, single glazed window to side elevation, power and electrics.



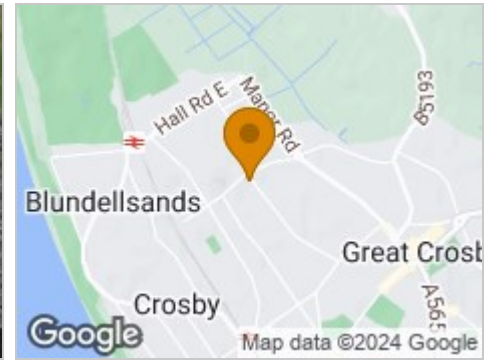
## Road Map



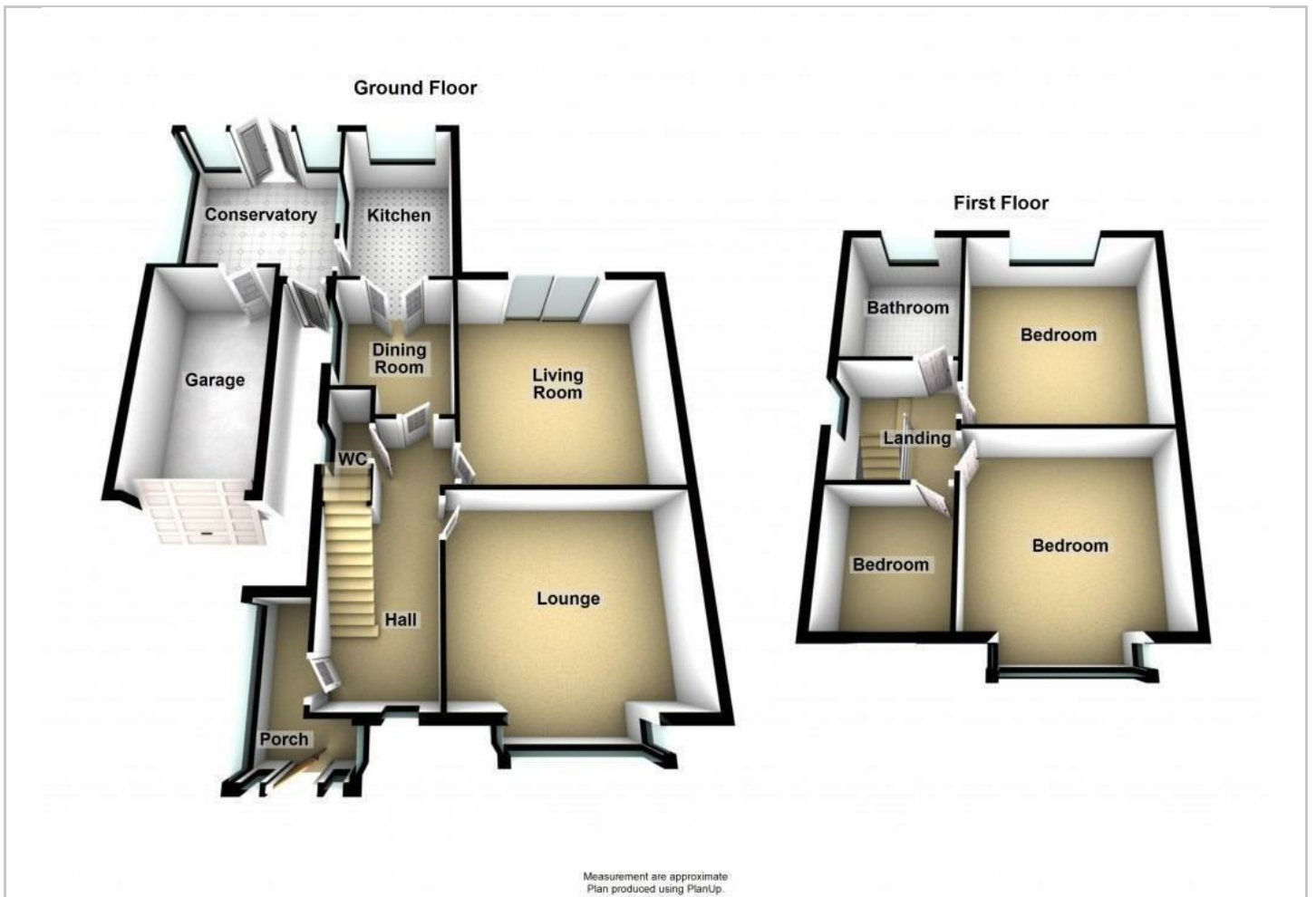
## Hybrid Map



## Terrain Map



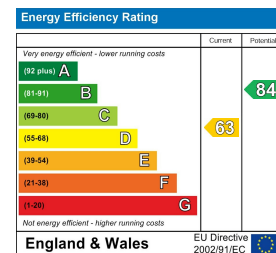
## Floor Plan



## 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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