



## 70 St. Michaels Road

Crosby, Liverpool, L23 7UW

£430,000





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## Hall

Partial glazed oak front door. Under stairs storage area housing meter cupboards. Oak engineered flooring.

## Cloaks

5'03" x 2'06" (1.60m x 0.76m)

White Low level W.C., wash hand basin with black mixer tap. Frost uPVC double glazed window with side aspect. Hexagon designed marble effect tiles, partial wood panel walls. Ceiling light

## Front Reception

15'06" into bay x 11' (4.72m into bay x 3.35m)

Splay bay uPVC double glazed window to front aspect. Gas fired central heating radiator. Multi fuel burner and flue lined chimney with floating oak mantle chimney with built in storage and shelving either side. Engineered oak flooring. Wood panel effect wall.

## Open Plan Living Dining Kitchen

22'04" max x 14'10" reducing to 10'07" (6.81m max x 4.52m reducing to 3.23m)

Beautifully fitted wall, base and drawer units and central island complemented with Calacatta gold mat Quartz waterfall worktop and splashback. Integrated Bosch appliances include: Induction hob, Oven and grill, dishwasher, Fridge and Freezer. Sink with brass 4-way tap which offerings include filtered Hot and cold water.

Bosch induction hob.

Engineered oak flooring throughout. 5 x uPVC double glazed Bi-fold windows when open bringing the outside in. Downlights. Door leading to;

## Utility Room

5'01" x 4'08 (1.55m x 1.42m)

Gas fired central heating combi boiler. uPVC window to side aspect. Worktop. Plumbing for washing machine and tumble dryer. Downlights. Engineered Oak flooring.

## Stairs leading to First floor

Carpet flooring. Two uPVC double glazed frosted windows to side aspect and front aspect. Doors leading to all upper floor rooms. Loft access hatch.

## Front Bedroom One

15'09 into bay x 10' to front of drobes (4.80m into bay x 3.05m to front of drobes)

Carpet flooring. uPVC double glazed window to front aspect. A gas central heating radiator. Suspended ceiling light. Wall-to-wall fitted wardrobes.

## Rear Bedroom Two

14'01" x 10'01" to front of drobes (4.29m x 3.07m to front of drobes)

Carpet flooring, uPVC double glazed window to rear aspect, Gas fired central heating radiator, suspended ceiling light. Wall to wall fitted wardrobes and drawers.

## Rear Bedroom Three

8' to front of drobes x 10'01" (2.44m to front of drobes x 3.07m)

uPVC double glazed window to rear aspect. Gas fired central heating radiator. Carpet flooring. Fitted floor to ceiling wardrobes, ceiling lighting.

## Family Bathroom

8'02" x 6'05" (2.49m x 1.96m)

Stunning four piece white bathroom suit briefly

comprising; Stone freestanding bath, with gold wall fitted mixer tap, Large glass Walk In shower with fitted head and hand, gold shower attachments. Low level. W.C., floating wash hand basin and vanity unit with gold mixer tap. three frosted UPVC double glazed windows to side aspect, fully tiled floor and walls. Downlights

### **Garden room**

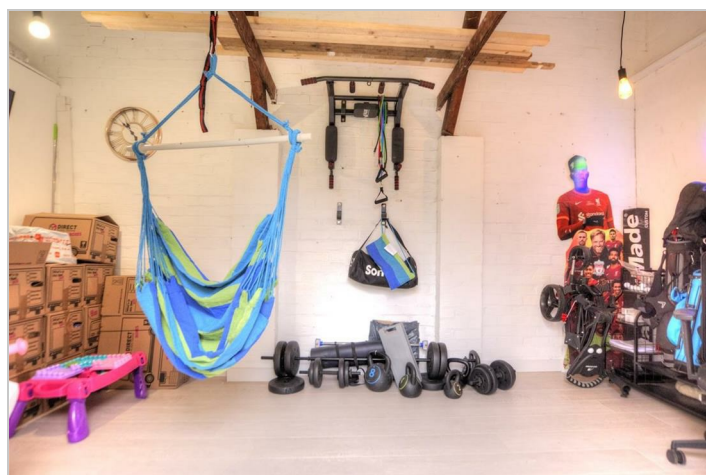
With uPVC double glazed French doors, this space offers flexibility ideal for those looking for a workspace, gym or garden room.

### **Gardens**

Gardens laid to laid, front and rear with bedded edges and planted borders.

### **Parking**

There is a driveway to the front offering off road parking for at least two cars.



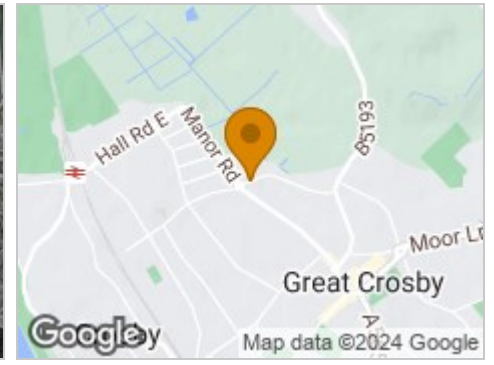
## Road Map



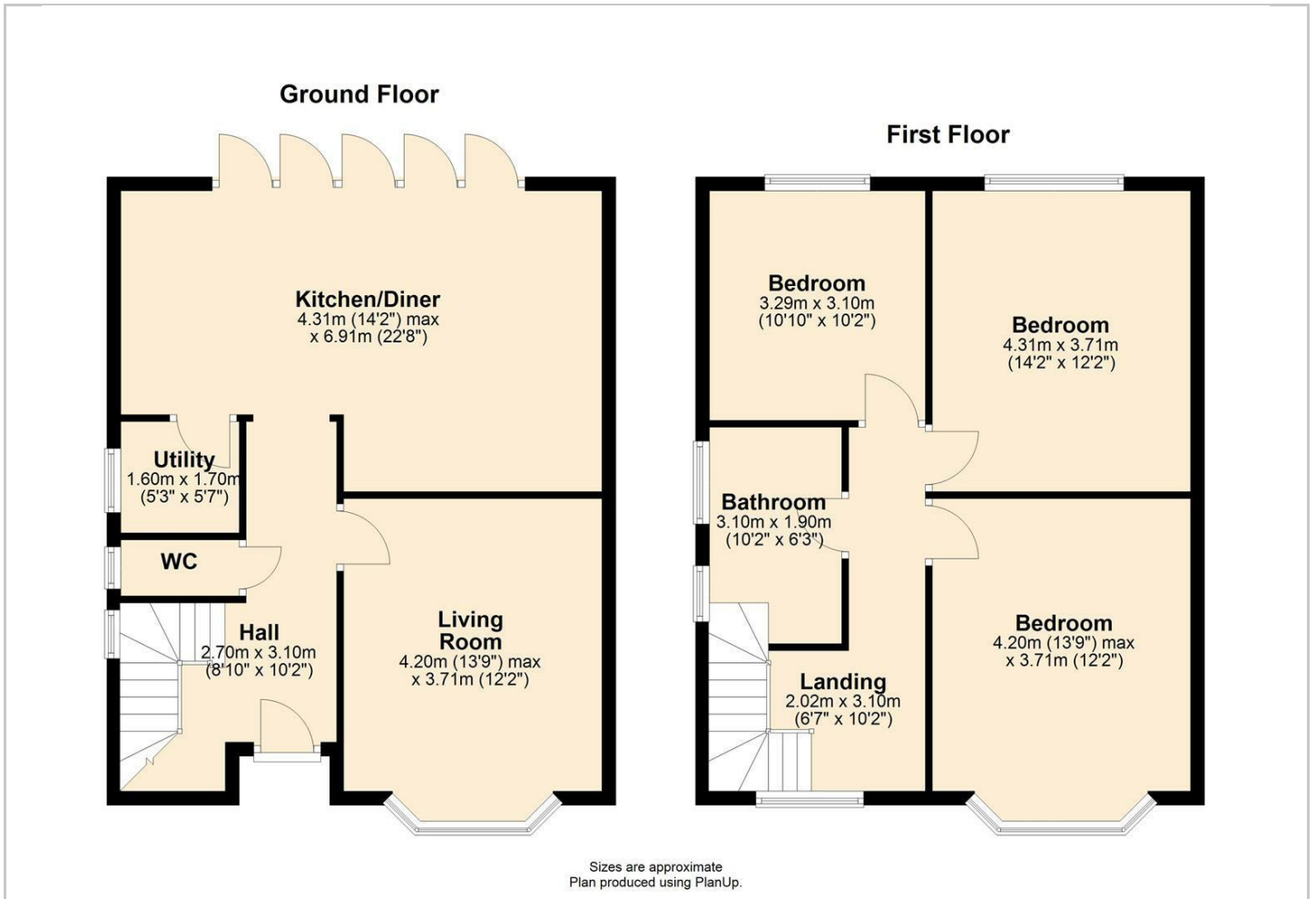
## Hybrid Map



## Terrain Map



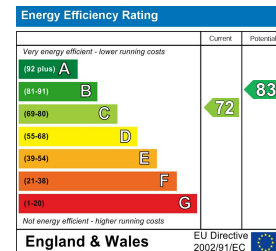
## Floor Plan



## 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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