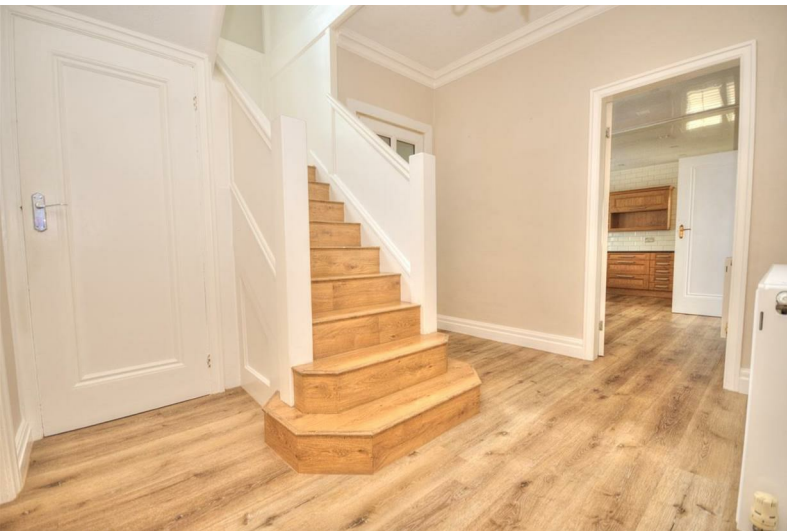




26 St. Michaels Road

, Crosby, L23 7UN

Asking price £625,000



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Ground Floor

Porch

3'08 x 3'08 (0.91m x 1.12m)

UPVC frosted double glazed door to front elevation, lino flooring, UPVC double glazed door leading to hallway.

Hallway

8'09 x 10'02 (2.67m x 3.10m)

Alarm box, stairs leading to first floor, radiator, feature architrave.

Cloakroom

4'07 x 6'0 (1.40m x 1.83m)

Single glazed frosted porthole window to front elevation.

Lounge

14'11 x 15'02 (4.55m x 4.62m)

UPVC double glazed bay style window to front elevation with plantation shutters, UPVC double glazed window to side elevation with plantation shutters, radiator, laminate flooring, gas fire, architrave.

Dining Room/Rear Reception Room

11'10 x 15'03 (3.61m x 4.65m)

UPVC double glazed window to side elevation with plantation shutters, hardwood flooring, radiator, gas fire.

Shower Room

6'07 x 12'09 (2.01m x 3.89m)

UPVC frosted double glazed windows to rear elevation, vinyl flooring, WC, wash hand basin, walk in shower, storage cupboard with sliding doors, downlights, radiator.

Kitchen/Breakfast Room

18'08 x 20'4 (5.69m x 6.20m)

UPVC double glazed windows to front and side elevation, with plantation shutters, UPVC double glazed windows to rear elevation with venetian blinds, hardwood flooring, range of wall and base units, 1 1/2 bowl stainless steel sink with chrome mixer tap, range oven with extractor fan, downlights, radiator, UPVC double glazed door leading to conservatory, subway tiles, integrated microwave.

Utility Room

6'06 x 8'0 (1.98m x 2.44m)

UPVC double glazed window to rear elevation, base units, plumbing for white goods, radiator, stainless steel sink with mixer tap, Worcester boiler, downlights.

Conservatory

18'11 x 20'10 (5.77m x 6.35m)

UPVC double glazed door to side elevation, UPVC double glazed sliding door to front elevation, tiled flooring, tiled walls.

First Floor

Landing

10'02 x 11'05 (3.10m x 3.48m)

UPVC frosted double glazed window to front elevation, laminate flooring, radiator.

Bedroom One

11'11 x 16'05 (3.63m x 5.00m)

UPVC double glazed windows to front elevation with plantation shutters, radiator, downlights, fitted wardrobes.

En-Suite

8'05 x 6'08 (2.57m x 2.03m)

Walk in shower, WC, wash hand basin, tiled flooring, white towel rail.

Bedroom Two

15'04 x 15'02 (4.67m x 4.62m)

UPVC double glazed bay style window to front elevation with plantation shutters, UPVC double glazed window to side elevation with plantation shutters, laminate flooring, radiator, fitted wardrobe.

Bedroom Three

11'09 x 14'09 (3.58m x 4.50m)

UPVC double glazed windows to side and rear elevation, wash hand basin, hardwood flooring, sliding door with fitted storage, radiator.

Bedroom Four

9'07 x 7'05 (2.92m x 2.26m)

UPVC double glazed window to rear elevation, laminate flooring, radiator.

Bathroom

6'06 x 8'10 (1.98m x 2.69m)

UPVC frosted double glazed window to rear elevation, Bath with shower above, white towel rail.

Separate WC

3'02 x 4'04 (0.97m x 1.32m)

UPVC frosted double glazed window to rear elevation, WC.

Second Floor

Bedroom Five

10'10 x 15'05 (3.30m x 4.70m)

Velux window to rear elevation, carpet flooring.

Dressing Area

10'06 x 13'5 (3.20m x 4.09m)

Velux window to front elevation, carpet flooring.

Externally

Driveway

Imprint tarmac driveway for multiple cars, cast iron gate, outside security lights.

Side Gardens

Wrap around lawn with mature shrubs and trees to left side of property, artificial turf, imprint tarmac, mature shrubs and trees with gravel border, rear garden room and side access.



Road Map



Hybrid Map



Terrain Map



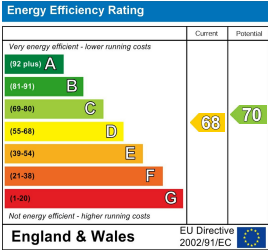
Floor Plan



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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