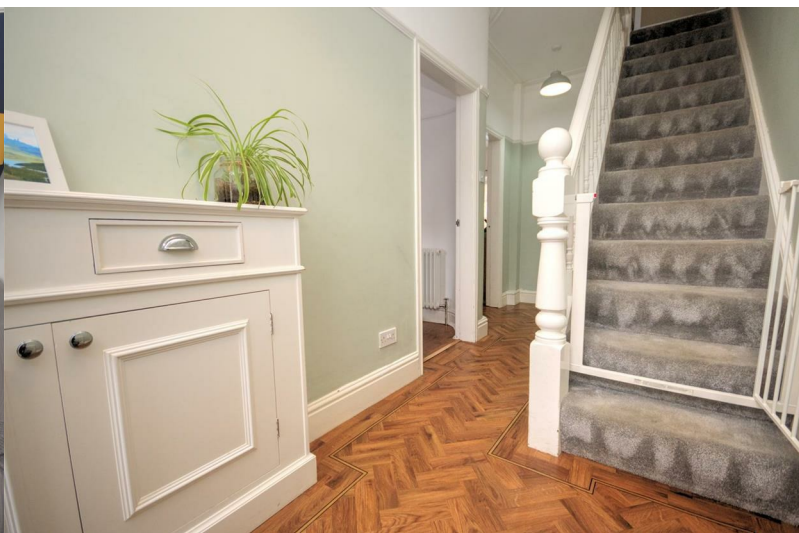




## 28 Shaftesbury Road

, Liverpool, L23 5RB

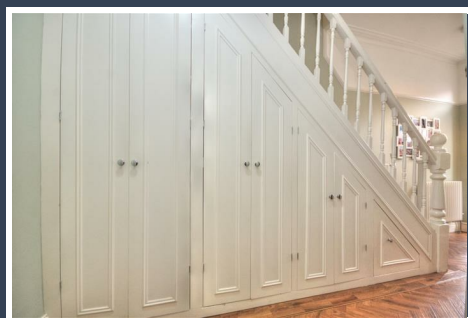
£270,000



# 28 Shaftesbury Road

, Liverpool, L23 5RB

£270,000



## Ground Floor

### Entrance Hall

5'05 x 16'09 (1.65m x 5.11m)

UPVC frosted double glazed door to front elevation, split frosted windows to side and above, radiator, Karndean flooring, fitted understairs storage housing washing machine and tumble dryer, picture rail.

### Lounge

14'02 x 12'04 (4.32m x 3.76m)

UPVC double glazed sash windows to front elevation with plantation shutter, hardwood flooring, picture rail, cast iron fireplace with wooden surround two radiators.

### Dining Area

11'03 x 13'01 (3.43m x 3.99m)

UPVC double glazed double doors to rear elevation, Karndean flooring, floating shelves in chimney recess, cast iron fireplace, radiator.

### Kitchen

6'03 x 7'11 (1.91m x 2.41m)

UPVC double glazed window to rear elevation, range of wall and base units, porcelain sink with chrome mixer tap, integrated appliances include oven, induction hob with extractor fan, dishwasher, fridge/freezer, part tiled, downlights.

## First Floor

### Landing

6'06 x 9'0 (1.98m x 2.74m)

Carpeted stairs, loft access with drop down ladder.

## Bedroom One

14'03 x 11'04 (4.34m x 3.45m)

UPVC double glazed sash windows to front elevation with plantation shutters, carpet flooring, radiator, picture rail, fitted wardrobes.

## Bedroom Two

12'10 x 11'05 (3.91m x 3.48m)

UPVC double glazed window to rear elevation, carpet flooring, radiator, fitted wardrobe, picture rail.

## Bedroom Three

8'06 x 6'06 (2.59m x 1.98m)

UPVC double glazed sash window to front elevation with plantation shutters, carpet flooring, radiator, fitted wardrobe.

## Bathroom

6'11 x 6'04 (2.11m x 1.93m)

UPVC frosted double glazed window to rear elevation, tiled flooring, part tiled walls, WC, wash hand basin, bath with shower above, storage cupboard, porcelain radiator, extractor fan.

## Externally

Rear Garden

Raised patio with railway sleeper borders, rear access, additional sleeper planter, outside tap, secure fencing.

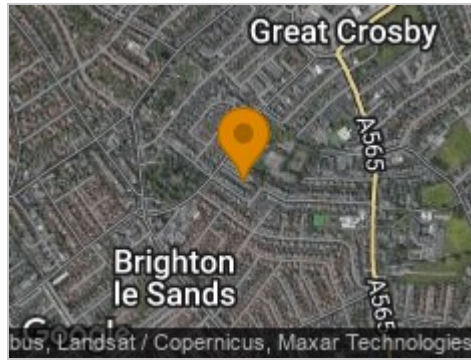




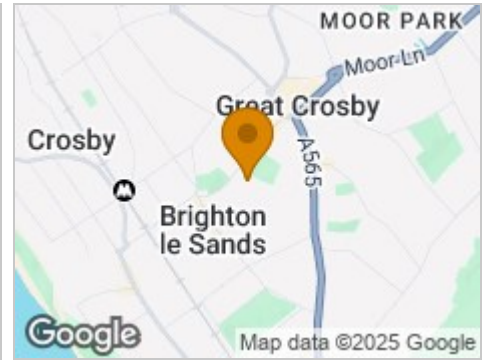
## Road Map



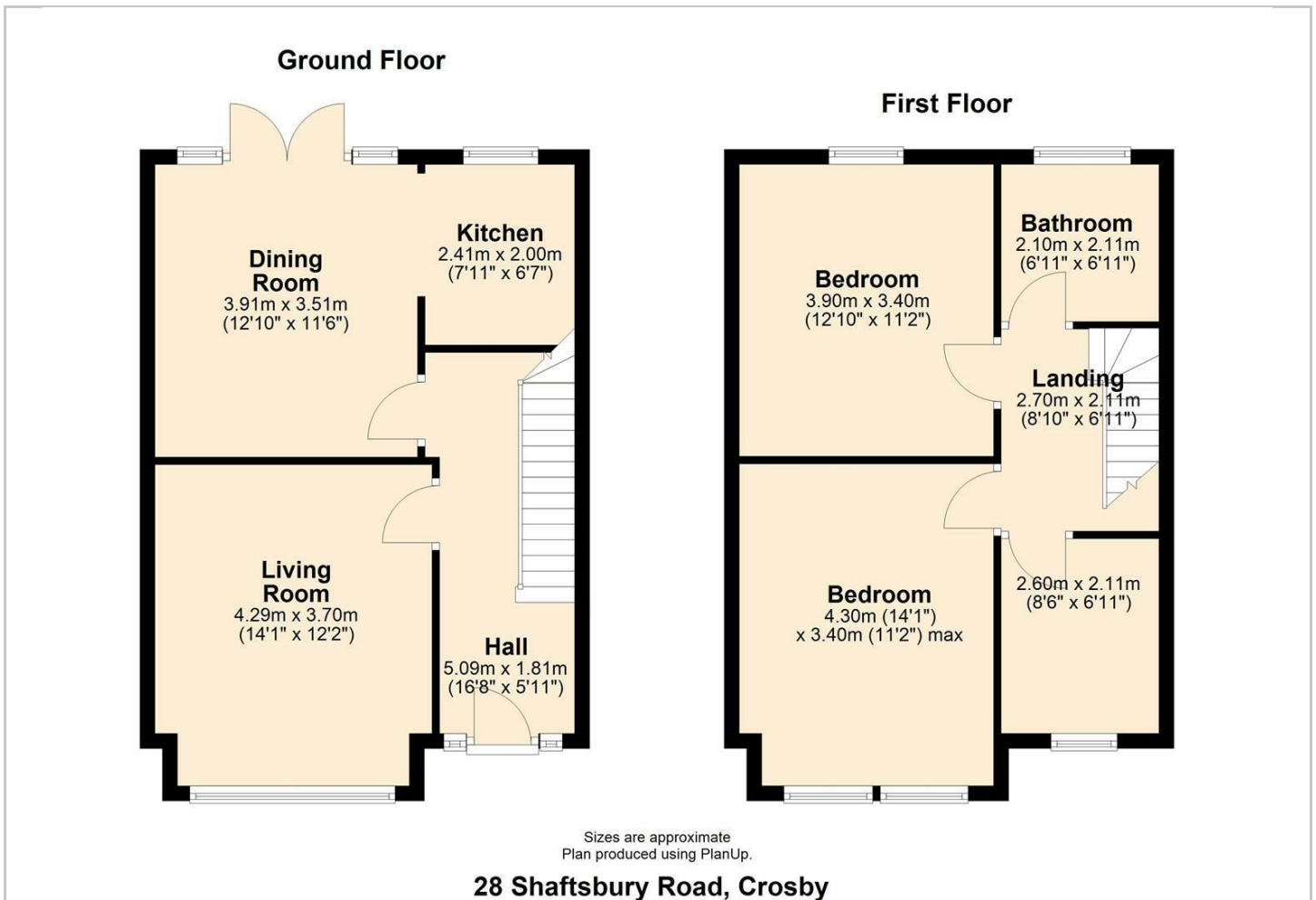
## Hybrid Map



## Terrain Map



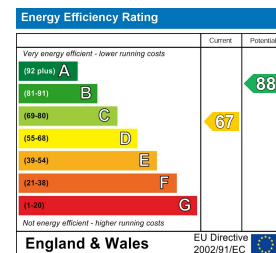
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.