

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



69 Brownmoor Park, Liverpool, Merseyside L23 0TL

Offers In Excess Of £280,000

An opportunity to acquire a FOUR BEDROOM FULLY REFURBISHED AND EXTENDED Semi-Detached House situated in a popular residential area, within easy reach of Crosby Village, local schools, transport links and other local amenities.

This well proportioned family accommodation offers porch, reception hall, downstairs w.c. extended lounge, dining room, fitted kitchen and utility room. To the first floor there is a landing, three bedrooms and a family bathroom. To the second floor there is landing, bedroom and ensuite shower room. There are gardens to front and rear with a driveway providing off road parking and access to garage. The property benefits from gas central heating and double glazing.

Viewing Is Highly Recommended







Porch

6'7" x 2'4" (2.022 x 0.727)

tiled floor, wooden front door, lead light window x 2 to side of door

Hall

7'3" x 12'11" (2.217 x 3.947)

laminate floor, radiator, cupboard housing electric meter, under stairs storage cupboard also housing gas meter

Downstairs WC

3'5" x 5'6" (1.057 x 1.697)

low level WC, corner basin with 2 taps, extractor fan, vinyl tile effect flooring

Reception Room 1

11'5" x 13'11" (3.484 x 4.251)

UPVC double glazed bay window, radiator, laminate floor, coal fire with feature wooden surround, through to

Reception Room 2

15'8" x 18'10" (4.782 x 5.750)

UPVC double glazed patio doors, radiator x 2, laminate floor

Kitchen

10'9" x 9'9" (3.292 x 2.986)

range of wall and base units, stainless steel corner sink with mixer tap, range with gas hob and double electric oven. integrated dishwasher, integrated fridge, part tiled walls, tiled floor, UPVC window $\times 2$

Utility Room

4'11" x 14'11" (1.523 x 4.57)

UPVC double glazed door to rear garden, vinyl floor, plumbing for washing machine, through to

Garage

6'8" x 11'8" (2.057 x 3.576)

Wooden doors, lead light window, Worcester combi boiler

First floor

wooden framed lead light window, carpet

Master Bedroom

15'1" x 10'9" (4.620 x 3.288)

UPVC double glazed window, radiator, fitted wardrobes, carpet

Bedroom 2

11'7" x 14'3" (3.556 x 4.356)

UPVC double glazed bay window, radiator, carpet

Bedroom 3

8'5" x 6'8" (2.575 x 2.038)

UPVC double glazed window, radiator, carpet

Family Bathroom

7'6" x 7'1" (2.287 x 2.168)

low level WC, pedestal sink, P shaped whirlpool bath with overhead shower, towel ladder radiator, mirrored storage unit, tiled walls, tiled floor

Second floor

Wooden framed lead light window, carpet

Bedroom 4

18'8" x 10'2" (5.694 x 3.113)

velux window, juliette balcony, radiator, laminate floor, storage room, storage cupboard under the eaves

En Suite

5'6" x 6'1" (1.699 x 1.877)

low level WC, pedestal sink, shower cubicle, towel ladder radiator, tiled walls, tiled floor, UPVC double glazed window

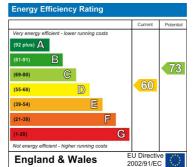
Outside

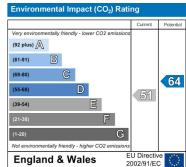
Front

block paved driveway, access via wooden doors to garage

Rear

decked area with steps down to patio area and lawn, selection of hedges, plants and shrubs, shed x 2











While every attempt has been made is ensure the accuracy of the floropian contained mere, measurement of doors, windows, rooms and any other items are approximate and no responsibility is been in the area way enrices on it minimizes the manufacture purposes only and should be used as such by any prospective purchaser. The serious, systems and page-interes shown here not been limited and no guarant as to three operating or efficiency can be given. Asset with Memory (2015)





