



18 Granborne Chase, Liverpool, Merseyside L32 2DQ

£219,950

BERKELEY SHAW are pleased to offer for sale this spacious and DETACHED FOUR BEDROOM family home situated within this popular residential area. The property offers light and well proportioned accommodation, comprising entrance hall, lounge, dining room, kitchen with utility area, ground floor WC. To the first floor there are four good sized bedrooms with a master ensuite and family bathroom.

An internal viewing is highly recommended.



Entrance Hallway

With doors off to all ground floor rooms and stairs to the first floor.

WC

With WC and hand wash basin. Double glazed obscured window to front. Radiator.

Dining Room

11'7" x 9'1" (3.55 x 2.78)

Double glazed bay window to front. Radiator.

Lounge

14'1" x 12'10" (4.31 x 3.92)

Double glazed patio doors to rear. Feature fireplace with gas fire. Radiator.

Kitchen

9'6" x 8'10" (2.92 x 2.71)

Fitted with a lovely range of cream gloss base and wall units with complimenting work surfaces over incorporating stainless steel sink unit with mixer tap. Built in oven, gas hob and extractor hood. Built in fridge freezer and dishwasher. Part tiled walls. Double glazed window over looking the rear garden.

Utility Area

6'2" x 5'4" (1.9 x 1.63)

Double glazed door opening on to the side access path. Base units with stainless steel sink unit. Space and plumbing for washing machine.

First Floor

With doors off to all bedrooms and family bathroom.

Master Bedroom

12'6" x 11'0" (3.83 x 3.36)

Double glazed window to front. Radiator. Built in wardrobes. Door to ensuite shower room.

Ensuite Shower Room

6'4" x 5'9" (1.94 x 1.77)

Fitted with a suite comprising shower cubicle, hand wash basin into vanity unit and WC. Double glazed obscured window to front. Radiator.

Bedroom Two

10'3" x 9'5" (3.13 x 2.88)

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Three

11'5" x 7'11" (3.49 x 2.43)

Double glazed window to front. Radiator. Built in wardrobes.

Bedroom Four

9'6" x 7'11" (2.90 x 2.42)

Double glazed window to rear. radiator. Built in wardrobes.

Family Bathroom

7'8" x 6'7" (2.34 x 2.01)

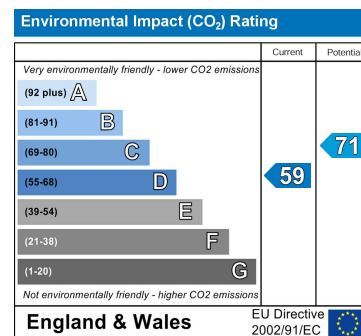
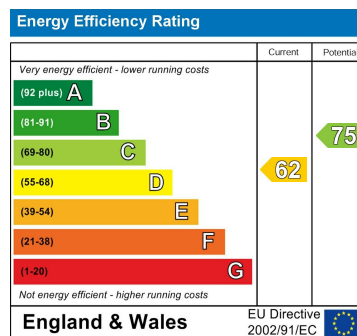
Fitted with a suite comprising panel bath, hand wash basin and WC. Double glazed obscured window to rear. Radiator.

Outside

The rear garden is fenced and enclosed and mainly laid to lawn with patio area.

Garage

Single garage with up and over door. Power and light.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the provided information, measurements of floor, ceiling, window and any other measurements are approximate and not responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyHome 2.0.0.0

