



## 32 Eastbourne Road, Liverpool, Merseyside L22 6QT

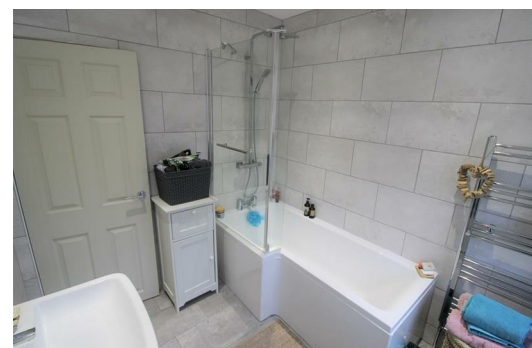
Offers In Excess Of £165,000

A FANTASTIC OPPORTUNITY for a first time buyer, young family or investor to purchase a WELL PRESENTED 2 bedroom terraced property with a downstairs extension.

This WELL PROPORTIONED property is located in a prime catchment area for many excellent schools with local shopping and good transport links.

The property comprises hall, lounge, kitchen, 2 bedrooms and a family bathroom. There is a walled front garden for easy maintenance and a rear courtyard.

Please contact the office for an early viewing.



## Lounge

12'3" x 16'9" (3.74 x 5.11)

UPVC triple glazed windows in bay, 1 x radiator, stone fire surround with cast iron inset living flame gas fire, built in meter cupboard, wood effect laminate flooring, under stairs storage cupboard

## Kitchen

14'8" x 12'1" (4.48 x 3.69)

UPVC double glazed window, 1 x radiator, wood effect tiled floor, part tiled around surfaces, Kitchen comprises of a range of solid wood wall and base units with wooden counter tops 1 1/2 drainer sink unit with mixer tap plumbing for washing machine gas cooker point space for full-size fridge freezer extractor hood solid wood exterior door with stain glass lead lights windows

## WC

4'11" x 4'3" (1.5 x 1.3)

UPVC double glazed window low-level WC wood effect tiled floor pedestal wash hand basin with mixer tap part tiled walls Valiente eco-tech pro 28 boiler built-in storage cupboard for small dryer, 1 x extractor fan

## Bathroom

7'9" x 6'10" (2.38 x 2.10)

UPVC double glazed window part tiled walls fully tiled floor L-shaped bath with glass fixed shower screen combination mixer shower over bath chrome ladder towel rail low-level WC pedestal wash hand basin with mixer taps insect spotlights to ceiling 1 x extractor

## Bedroom 1

12'1" x 12'4" (3.7 x 3.78)

UPVC triple glazed windows to bay radiator carpet fitted wardrobe with hanging rail and shelf's

## Bedroom 2

11'0" x 7'9" (3.37 x 2.37)

UPVC double glazed window would effect laminate floor, Radiator

## Landing

With loft hatch, staircase with carpet

## Hallway

With laminate floor staircase to carpet composite door with double glazed lanes

## Outside

Rear exterior Fence and wall boundaries Flagged patio area exterior Coldwater tap stoned raised planted borders to both sides and a wooden exterior gate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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