



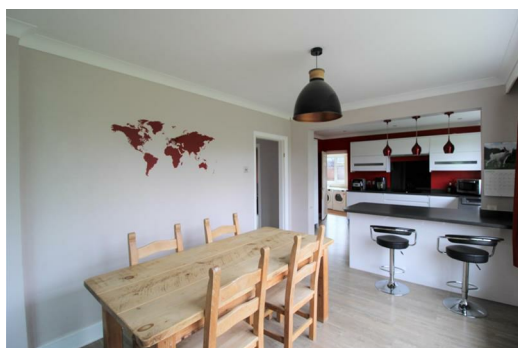
10 Ward Road, Liverpool, L23 8TB

Offers In Excess Of £550,000

A Detached four bed dormer bungalow with a substantial garden, representing a fantastic developmental opportunity.

Situated in a quiet cul-de-sac off Hall Road West in a prime location close to the seafront, West Lancs. Golf Club and Hall Road Station.

Ideal for a family home suitable for further development, with a Building Plot to rear. Plans and details available.



Porch

5'2" x 2'7" (1.6 x 0.8)

UPVC double glazed entrance door

Hallway

10'5" x 10'5" (3.2 x 3.2)

with radiator and under stairs storage

Lounge

24'3" x 13'1" (7.4 x 4)

UPVC double glazed windows to front and rear with French door leading onto the large rear garden, radiators x2, access to Dining room via glass sliding doors

Dining Room

11'9" x 10'5" (3.6 x 3.2)

UPVC double glazed windows to rear

Kitchen

13'1" x 9'6" (4.0 x 2.9)

UPVC double glazed windows to rear, range of wall and base units incorporating breakfast bar, integrated double fan assisted oven, dish washer, induction hob with extractor fan above and vertical radiator,

Utility

14'9" x 7'10" (4.5 x 2.4)

UPVC double glazed windows to rear, Combi boiler sink unit, space for washing machine, dryer and fridge freezer tiled flooring access to pantry

Snug

9'10" x 8'10" (3.0 x 2.7)

UPVC double glazed windows and radiator

WC

6'10" x 3'3" (2.1 x 1.0)

UPVC double glazed frosted window low level WC pedestal wash hand basin and radiator

Landing

UPVC double glazed windows

Family Bathroom

8'6" x 6'6" (2.6 x 2.0)

UPVC double glazed frosted window pedestal bath with shower over, low level WC , wash hand basin with storage below, radiator, tiled walls built in storage and tiled floor

Bedroom 1

13'1" x 11'5" (4.0 x 3.5)

UPVC double glazed window to rear, radiator range of fitted wardrobes

Bedroom 2

18'4" x 9'10" (5.6 x 3.0)

UPVC double glazed window to front, radiator range of fitted wardrobes and over head storage

Bedroom 3

10'9" x 9'10" (3.3 x 3.0)

UPVC double glazed window to rear range of fitted wardrobes and overhead storage

Bedroom 4

13'1" x 9'10" (4.0 x 3.0)

UPVC double glazed window to rear, radiator,

Garage

18'4" x 18'4" (5.6 x 5.6)

Window to rear garden

Outside

To the front of the property there is a large drive with parking for several vehicles and access to the double garage. To the rear of the property there is an extensive rear garden/building plot

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		50			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The structure, layout and appearance shown here are not intended to be a guarantee as to the actual condition of the property.

