



10 Sandilands Grove, Liverpool, Merseyside L38 9EZ

£275,000

Karen Parks @ Berkeley Shaw is delighted to offer for sale this well presented detached family home.

The property is situated within close proximity to Hightown Village and Railway Station. The accommodation comprises: enclosed porch, hall, lounge through dining room and well appointed fitted kitchen to the ground floor. To the first floor three bedrooms and family shower room. Outside drive with parking and gardens to the front and rear and a garage.



Ground Floor

Porch

UPVC double glazed storm doors, tiled floor, glazed door to:

Hall

13'2 x 5'9 (4.01m x 1.75m)

spindled stairs to first floor, understairs cupboard.

Lounge/Dining Room

26'2 x 11'9 red to 8'8 (7.98m x 3.58m red to 2.64m)

Bright through lounge/dining room, UPVC double glazed window to front, UPVC double glazed Patio doors to rear, feature wooden fire surround with gas fire inset, two radiators.

Fitted Kitchen

10'7 x 8'9 (3.23m x 2.67m)

UPVC double glazed window and door to side, range of well appointed high and low level fitted units with granite work surfaces and splashbacks. Two built in AEG ovens, one being a combination, four ring AEG gas hob, integrated AEG dishwasher, integrated AEG fridge and freezer, inset stainless steel sink unit with mixer tap, worcester boiler, understairs cupboard, polished tiled flooring.

First Floor

Landing

8'10 x 8'8 (2.69m x 2.64m)

UPVC double glazed window.

Bedroom 1

13' x 11' (3.96m x 3.35m)

UPVC double glazed window to front, range of wall to ceiling fitted wardrobes to two walls, over bed storage, built in chest of drawers, dressing table and bedside tables, radiator,

Bedroom 2

12'8 x 9'7 (3.86m x 2.92m)

UPVC double glazed window, radiator.

Bedroom 3

8'6 x 6'9 (2.59m x 2.06m)

UPVC double glazed window, radiator.

Modern Shower Room

8'11 x 8'2 (2.72m x 2.49m)

Two UPVC double glazed windows, walk in double shower unit with fixed rain head and hose shower heads, wall hung wash basin, low level wc, fully tiled, feature stainless steel heated towel rail.

Outside

Garage

Single garage with up and over door approached via drive.

Front Garden

Paved drive with parking, stoned area with mature shrubs.

Rear garden

Secluded and not over looked, patio area, laid to lawn, borders,

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, system and appearance shown here are not guaranteed and no guarantee is given in this regard or otherwise. Made with Metagen 12/2022

