

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



# 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/dinging 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 gazed 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

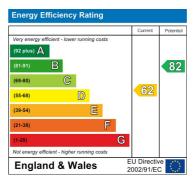
Single garage with up and over door approached via drive.

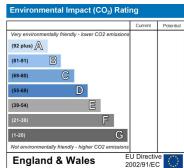
## Front Garden

Paved drive with parking, stoned area with mature shrubs.

## Rear garden

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





ROUND FLOOR





Whist every alterept has been made to ensure the accuracy of the floorgists contained here, measurem of doors, windows, rooms and may office them are approximate and no expensibility in the negative omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and explainces shown have not been desired and no guara as to their operability or efficiency can be given. Made with Melecox (2002)





