



## 9 Sandilands Grove, Liverpool, Merseyside L38 9EZ

£230,000

Karen Parks @ Berkeley Shaw are pleased to offer for sale this 3 bedrooomed detached family home which is in need of modernisation and comes chain free. The accommodation comprises: enclosed porch, hall, lounge/dining room and kitchen to the ground floor. To the first floor three bedrooms, bathroom and separate wc. Outside drive with parking a garage and gardens to the front and rear. The property is conveniently located withing walking distance to Hightown Village and Railway Station





## Ground Floor

### Enclosed Porch

Double glazed patio doors, tiled floor, glazed door with side window to:

### Hall

13'2 x 6'4 (4.01m x 1.93m)

Stairs to first floor, understairs cupboard, radiator.

### Lounge

13;9 x 11'6 (3.96m;2.74m x 3.51m)

UPVC double glazed window to front, doors to dining room, radiator.

### Dining Room

11'8 x 8'7 (3.56m x 2.62m)

UPVC double glazed window to rear garden, laminate flooring, radiator.

### Fitted Kitchen

11;6 x 8'5 (3.35m;1.83m x 2.57m)

UPVC double glazed window and galzed door, range of high and low level fitted units, post formed work surfaces, stainless steel sink unit with drainer board and mixer tap, built in oven, 4 ring gas hob over, built in microwave, wall hung "ideal" boiler, pantry cupboard,

## First Floor

### Landing

8'9 x 8'7 (2.67m x 2.62m)

UPVC double glaed window,

### Bedroom 1

12'1 x 9'8 (3.68m x 2.95m)

UPVC double glazed window, built in wardrobe, radiator.

### Bedroom 2

11'7 x 10'9 (3.53m x 3.28m)

UPVC double glazed window, built in wardrobe, radiator.

### Bedroom 3

8'5 x 6'9 (2.57m x 2.06m)

UPVC double glazed window, radiator.

## Bathroom

UPVC double glazed window, suite comprising panelled bath, wash hand basin, airing cupboard,

## WC

UPVC double glazed window, low level wc.

## Outside

### Front Garden

Drive with parking, laid to lawn, borders.

### Rear Garden

Garage with up and over door, lighting and electricity laid on. Laid to lawn, borders, not overlooked.

