



14 Sutton Road, Liverpool, Merseyside L37 2HD

£600,000

Karen Parks @Berkeley Shaw is delighted to offer for sale this four double bedded family home situated on a private cul de sac and within close proximity to local schools, transport routes and Formby Beach. The accommodation comprises: hall, lounge/dining room, family room, conservatory, office, utility room, fitted kitchen/breakfast room and wc to the ground floor. To the first floor four bedrooms (master with en-suite) and family bathroom. Outside drive with parking for several cars, and gardens to the front and rear the rear garden being south/west facing.



Ground Floor

Hall

13'6" x 9'6" (4.13 x 2.9)

UPVC double glazed door and side window, understairs storage, radiator.

Lounge/Dining Room

22'2" x 14'7" (6.77 x 4.47)

Bright and spacious room with French doors to rear conservatory, feature living flame coal effect gas fire with wooden surround, tiled inset and hearth, two radiators, wood effect flooring.

Conservatory

9'6" x 9'2" (2.9 x 2.8)

Wooden glazed windows and door to rear garden, wood effect flooring.

Family Room

14'5" x 7'10" (4.4 x 2.4)

UPVC double glazed window, wood effect flooring, radiator.

Kitchen/Dining Room

17'10" x 8'11" (5.46 x 2.73)

UPVC double glazed window, range of high and low level fitted units with glass cupboards and pan drawers, 1 1/2 bowl sink unit with drainer and mixer taps, built in double oven, 5 ring hob with extractor over, integrated dishwasher, space for fridge/freezer, radiator,

Utility Room

9'1" x 7'10" (2.77 x 2.39)

Stainless steel sink unit with drainer and mixer tap, plumbed for washing machine, space for tumble dryer, space for fridge, worcester boiler housed in cupboard, radiator, door to:

Office

8'3" x 7'10" (2.54 x 2.39)

UPVC double glazed door to rear garden.

WC

UPVC double glazed window, wash basin, low level wc.

First Floor

Landing

15'10" x 14'8" (max) (4.84 x 4.48 (max))

Turned spindles staircase, 3 UPVC double glazed windows, Radiator,

Master Bedroom

15'10" red to 11'5" x 14'8" (4.84 red to 3.49 x 4.48)

UPVC double glazed window, range of fitted wardrobes to one wall, radiator.

En-Suite

7'9" x 4'0" (2.38 x 1.22)

UPVC double glazed window, walk in double shower cubicle with rain and hose shower heads, wash basin on vanity unit, low level wc, tiled walls, tiled flooring,

Bedroom 2

17'8" x 9'10" (5.4 x 3.0)

UPVC double glazed window, range of fitted wardrobes to one wall, radiator,

Bedroom 3

17'4" x 7'10" (5.3 x 2.39)

UPVC double glazed window, radiator.

Bedroom 4

14'5" x 7'2" (4.4 x 2.2)

UPVC double glazed window, radiator.

Family Bathroom

8'10" x 5'10" (2.7 x 1.8)

UPVC double glazed window, white suite comprising: panelled bath with rain and hose shower heads, wash basin inset in vanity unit, low level wc, tiled flooring, tiled walls.

Front Garden

Wall with border, block paved with parking for several cars, side gate to rear garden.

Rear Garden

Good sized secluded, South/West facing, laid to lawn, borders with shrubs, trees and bushes.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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Company No. 05206927

