



## 14 Sutton Road, Liverpool, Merseyside L37 2HD

**£600,000**

Karen Parks @Berkeley Shaw is delighted to offer for sale this four double bedroomed 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

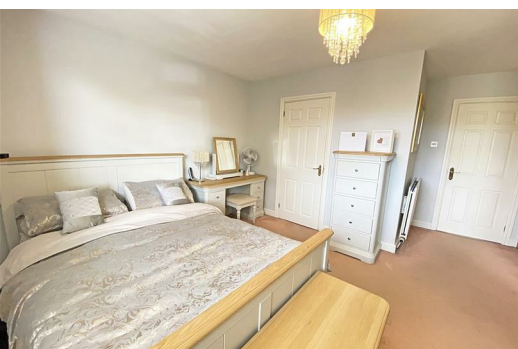
Wall with border, block paved with parking for several cars, side gate to rear garden.

## 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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