



30 Paradise Lane, Liverpool, L37 7EJ

Offers Over £590,000

Karen Parks @ Berkeley Shaw is pleased to offer for sale for the first time in over 50 years this charming extended detached character home situated in a highly desirable location and set on a generous plot. The property is situated within walking distance of Trinity St Peters primary school, Freshfield Railway Station and local amenities. The property is well maintained and offers tremendous scope. The accommodation briefly comprises: porch, hall, 'L' shaped lounge, family room/bedroom 4, orangery, kitchen/dining room and utility room to the ground floor. To the first floor three double bedrooms with a 28' master bedroom with ensuite and family bathroom. Outside drive with parking for several cars and a good sized rear garden,



Porch

9'8" x 5'2" (2.97 x 1.59)

UPVC double glazed door and windows, door to hall

Hall

9'5" x 8'11" (2.89 x 2.72)

Spindled staircase to first floor, cloaks cupboard, radiator with decorative cover, wood effect flooring.

"L" shaped Lounge

18'8" x 12'8" & 13'5" x 10'4" (5.7 x 3.87 & 4.1 x 3.15)

UPVC double glazed window to front, UPVC double glazed French doors and side windows to orangery, open dog grate fire inset with stone fire surround and marble hearth, two radiators.

Orangery

19'0" x 11'5" (5.81 x 3.48)

UPVC double glazed French doors and windows, 2 velux windows, tiled flooring.

Family Room/Bedroom 4

14'0" x 12'4" (4.28 x 3.76)

Upvc double glazed bow bay window, radiator.

Kitchen/Dining Room

19'8" x 12'4" (6.01 x 3.77)

UPVC double glazed window to rear garden, door to utility, a comprehensive range of high and low level fitted units including glass cupboards, granite worksurfaces, 1 1/2 bowl inset sink unit with mixer tap, built in double 'NEFF' oven, 5 ring 'NEFF' gas hob, integrated fridge/freezer, integrated dishwasher, built in wine fridge, Amtico flooring.

Utility Room

8'10" x 7'9" (2.71 x 2.38)

Door to rear garden, high and low level fitted units, low level wc, plumbed for washing machine, tiled walls, Amtico flooring, radiator,

First Floor

Landing

Spindled balustrade, airing cupboard, radiator with decorative cover.

Master Bedroom

27'6" 12'0" (8.39 x 3.68)

UPVC double glazed windows to front and rear, range of fitted wardrobes, two radiators with decorative covers.

En-Suite

9'2" x 6'4" (2.80 x 1.94)

UPVC double glazed window, deep storage with hanging rail and shelving, walk in shower cubicle, wash basin in vanity unit, low level wc, bidet, tiled walls, tiled flooring, radiator.

Bedroom 2

20'4" x 12'4" (6.21 x 3.76)

Two UPVC double glazed windows, range of fitted wardrobes to one wall, wash basin inset in vanity unit, two radiators.

Bedroom 3

10'9" x 12'4" (3.3 x 3.77)

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

Bathroom

8'9" x 5'4" (2.68 x 1.64)

UPVC double glazed windows, white suite comprising: panelled bath with shower over, wash basin in vanity unit, low level wc, tiled walls, tiled flooring, heated towel rail.

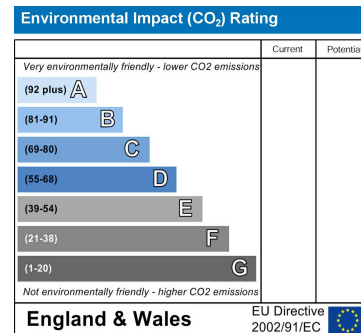
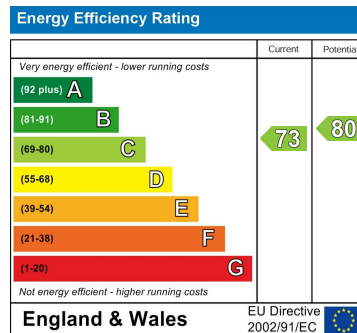
Outside

Front Garden

Drive with parking for several cars, laid to lawn, borders with mature trees, shrubs and bushes.

Rear Garden

Good sized rear garden, patio area, laid to lawn, summer house, borders with mature shrubs and bushes



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Plans with bearings 1:5000



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