

FREEHOLD



House - Semi-Detached

52 HIGHFIELD ROAD, LIVERPOOL, L36 3XR

Asking Price

£260,000

FEATURES

- Beautifully presented three bedroom, three storey semi detached property
- Entrance hall and ground floor cloaks with a two piece suite
- Sitting area with media wall and stunning log effect fire
- Large main bedroom with en suite on the second floor with built in eaves storage
- Situated on a modern development close to shops, schools and transport links
- Open plan dining room, beautiful fitted kitchen with quartz worktops and appliances
- Two bedrooms, bathroom and dedicated home office/study
- Garden at the rear with artificial lawn and patio area



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ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached located in Liverpool

Entrance Hall

Luxury vinyl tiled flooring. Central heating radiator. Stairs to the first floor accommodation

Cloaks

Luxury vinyl tiled flooring. Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc. Central heating radiator. Tiled splashbacks. Xpelair fan.

Dining Room

11'7 x 11'2

UPVC double glazed bay window to the front aspect with storage into the bay. Luxury vinyl tiled flooring. Column radiator and cast iron radiator. Understairs storage cupboard. Fitted for wall lights. Inset ceiling spotlights.

Kitchen

16'2 x 12'3

UPVC double glazed bi folding doors leading to the rear garden. Luxury vinyl tiled flooring. Fitted with a range of quality wall and base units comprising of cupboards, drawers and quartz work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include a microwave combination oven, electric oven, induction hob, fridge freezer and dishwasher. Central island with quartz work surface and storage under. Inset ceiling spotlights.

Sitting Area

16'1 x 7'8

UPVC double glazed windows to the front and rear aspects. Luxury vinyl tiled flooring. Acoustic panelling on one wall with media wall including a stunning electric log effect fire in a glass case. Cast iron central heating radiator. Loft access point.

Landing

Doors to all rooms. Central heating radiator.

Bedroom Two

14'5 x 9'3

UPVC double glazed window to the rear aspect. Central heating radiator.

Bedroom Three

14'5 x 9'3

UPVC double glazed window to the front aspect. Central heating radiator.

Bathroom

UPVC double glazed window to the side aspect. Central heating radiator. Fitted with a three piece suite comprising of a panelled bath with overhead shower, a pedestal wash hand basin and a low level wc. Tiled splashbacks. Xpelair fan.

Study area

6'2 x 6'0

UPVC double glazed window to the front aspect. Central heating radiator. Stairs to the main bedroom.

Bedroom One

19'2 max x 14'5

Two UPVC double glazed dormer style windows to the front aspect. Central heating radiator. Loft access point.

En Suite

Velux window. Fitted with a three piece suite comprising of a step in shower enclosure, a pedestal wash hand basin and a low level wc. Built in storage into the eaves. Tiled splashbacks. Xpelair fan.

External

At the rear of the property is a paved patio area with an artificial lawn for low maintenance. Outside lights. Converted garage used for home office with seating area.

At the side is a driveway for off road parking.



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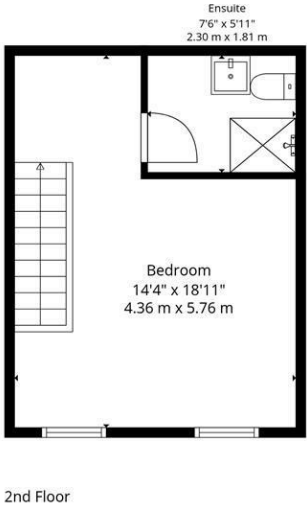
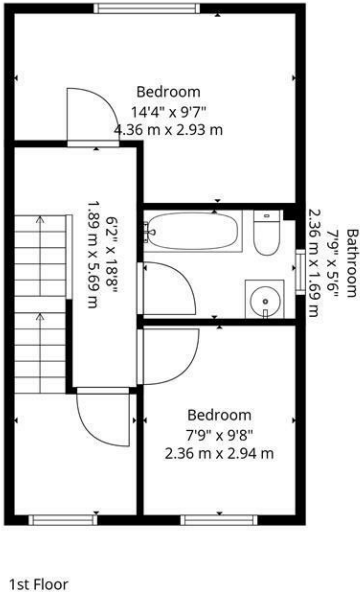
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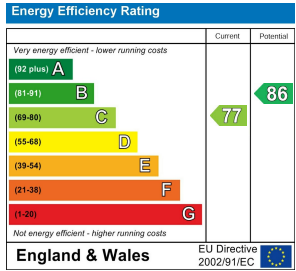
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Council Tax Band

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Total: 879 sq. Ft, 82 m2
Ground Floor: 466 sq. Ft, 43 M2, 1st Floor: 364 sq. Ft, 34 M2, 2nd Floor: 49 sq. Ft, 5 m2
Excluded Areas: " ": 40 sq. Ft, 4 M2, Low Ceiling: 221 sq. Ft, 21 M2, Walls: 129 sq. Ft, 11 m2
Created By Sona Media. Measurements Deemed Highly Reliable But Not Guaranteed.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

