

Coulport Close, Liverpool L14 2EL

£151,950

A fabulous, spacious semi-detached family home located in a quiet cul-de-sac, with accommodation briefly comprising of: Kitchen, Lounge and Conservatory, to the first floor is the master bedroom and a feature shower room, storage room, leading to the second floor are a further two bedrooms where the loft has been converted to a dormer with views of the Albert Docs in Liverpool. Driveway to the front with ample parking, Garden to the rear with astro turf. Excellent location with local amenities nearby. *** Freehold Property ***

Entrance

From a panelled door into the modern fitted kitchen.

Kitchen

10'9" x 6'4" (3.29m x 1.94m)



This modern kitchen fitted with a range of wall, base and drawer units with work surfaces over and tiled splash backs, electric oven and hob with extractor fan over, sink unit, space and plumbing for a washing machine and fridge/freezer, window to the front elevation, access to the lounge.

Lounge

14'0" x 10'9" (4.29m x 3.30m)



This cozy lounge with feature fire and marble surround, radiator heating, wooden flooring, understairs cupboard storage housing an additional fridge and freezer, staircase to the first floor and french doors to the conservatory.

Conservatory

11'3" x 10'1" (3.43m x 3.08m)



A light conservatory with a tiled roof and patio doors to the garden, wooden flooring.

First Floor Landing

With access to each room and window to the side elevation.

Master Bedroom

10'9" x 8'3" (3.30m x 2.54m)



This main double bedroom with window to the rear elevation, fitted sliding, mirrored wardrobes and radiator.

Shower Room

7'8" x 4'9" (2.35m x 1.47m)



This modern shower room fitted with a double walk-in shower cubicle, vanity sink unit with storage underneath, W.C., cupboard storage, feature wall tiling and radiator.

Storage Room

10'10" x 6'5" (3.31m x 1.97m)



Currently used as storage, ideal to be used as an office, two windows to the front elevation, radiator and gives access to the converted loft.

Second Floor Landing

Giving access to a further two bedrooms.

Bedroom Two

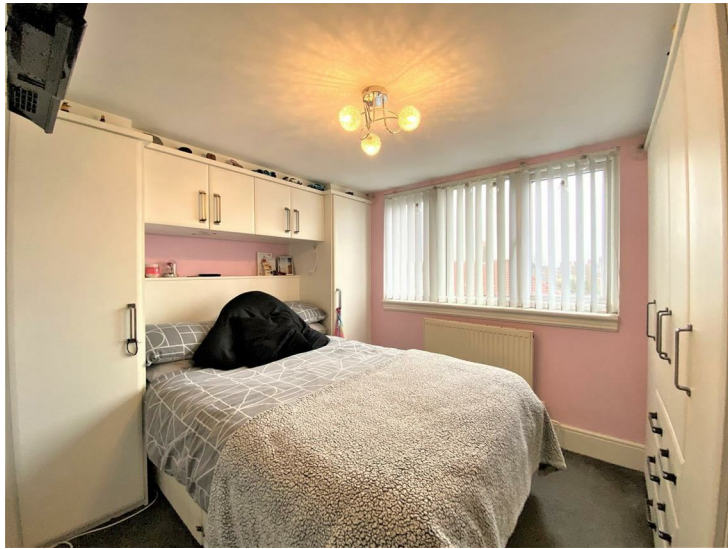
12'4" x 7'5" (3.77m x 2.27m)



This second double bedroom with views of the Albert docs in Liverpool through Velux sky-light and radiator.

Bedroom Three

10'3" x 7'7" (3.13m x 2.32m)



This third queen bedroom with fitted wardrobes, cupboard and over bed storage, window to the rear elevation and radiator.

Front



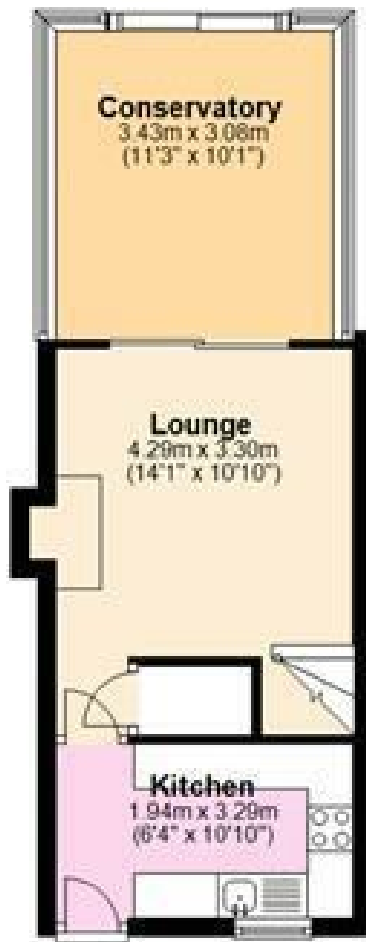
Driveway with ample parking.

Garden

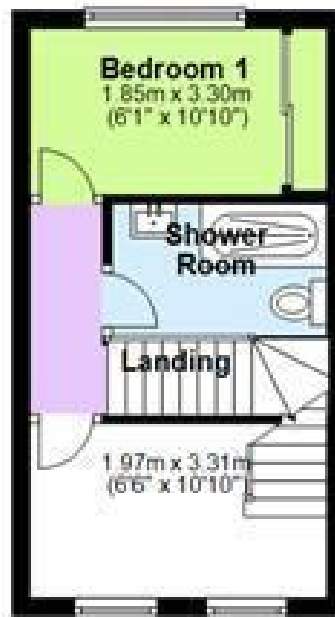


A good sized astro turfed garden, easily maintainable, private and enclosed, rear access personal gate.

Ground Floor



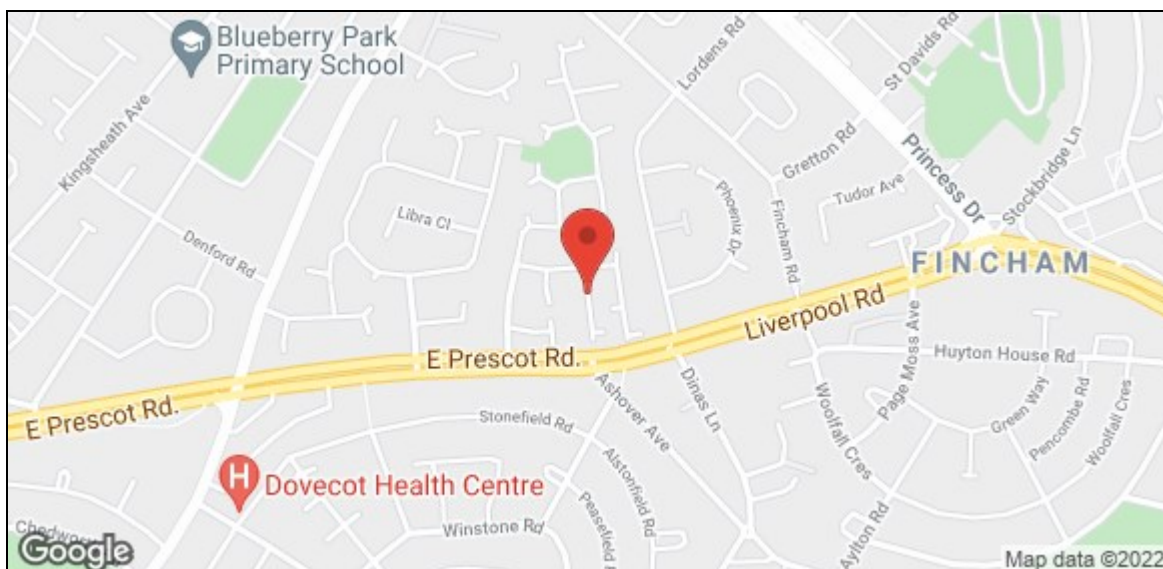
First Floor



Second Floor



Every attempt is made to ensure accuracy however all measurements are approximate. The floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.



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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(10 plus) A		
(11-10) B		
(19-30) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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