



62 College Road North

, Liverpool, L23 8UU

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Porch

Enclosed entrance porch with uPVC front door, decorative obscure glazed panels, further obscure glazed windows to front and side, tiled flooring and internal door leading through to the hallway.

Entrance Hallway

Spacious entrance hallway with fitted carpet, radiator, decorative wall covering, ceiling light point and staircase rising to the first floor. Internal glazed door with decorative stained glass detailing and access to the principal ground floor rooms.

Dining Room

13'5" x 16'11" (4.09m x 5.17m)

Generous front dining room with bay window, fitted carpet, radiator, ceiling light point, decorative coving and feature fireplace with timber surround and tiled inset.

Living Room

13'1" x 17'5" (4.00m x 5.33m)

A lovely large window, high ceiling, decorative coving, picture rail, and an attractive feature fireplace with timber surround and tiled hearth. The room offers excellent natural light and ample space for both seating and occasional furniture, making it a comfortable and versatile reception room.

Breakfast/Morning Room

9'10" x 12'9" (3.00m x 3.90m)

Dining/Breakfast room with French doors to the rear garden, space for a dining table and chairs, and an open archway through to the kitchen.

Kitchen

10'5" x 8'10" (3.20m x 2.70m)

A fitted kitchen with a range of gloss wall and base units, worktop surfaces, tiled splashbacks, and a sink with drainer. The kitchen benefits from natural light from rear-facing windows, with an arched opening through to the adjoining dining room.

Utility Room

7'3" x 5'7" (2.22m x 1.71m)

Useful utility room with space and plumbing for laundry appliances, plus fitted shelving for additional storage.

Boiler Room

Housing Gas fired central heating boiler

W.C.,

Low level W.C. with wall mounted wash hand basin

First Floor Landing

Bedroom One

13'6" x 16'3" (4.12m x 4.96m)

Generous double bedroom with large bay window, high ceiling, decorative coving, fitted carpet, fitted bedroom furniture.

Bedroom Two

17'5" x 13'5" (5.31m x 4.09m)

Double bedroom with fitted wardrobes, built-in shelving, large bay window, radiator, and fitted carpet.

Bedroom Three

12'9" x 9'9" (3.89m x 2.97m)

Spacious bedroom with large rear-facing window,

high ceiling, decorative coving, radiator, fitted carpet, fitted wardrobes.

Bedroom Four

7'4" x 8'10" (2.24m x 2.70m)

Single bedroom with rear-facing window, radiator, fitted carpet, and space for freestanding furniture.

Bathroom

9'2" x 8'10" (2.80m x 2.70m)

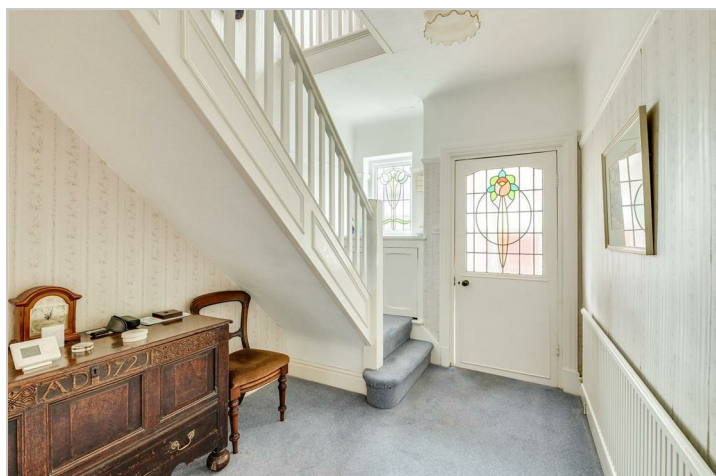
Bathroom with panelled bath and shower over, pedestal wash hand basin, WC, tiled walls, radiator, two windows, and vinyl flooring.

Gardens

Attractive front garden with lawn, mature hedging and planted borders, together with a driveway and side access leading to a generous rear garden, mainly laid to lawn with well-stocked planted borders, mature trees and established hedging providing a good degree of privacy. The garden also benefits from a paved patio area,, together with a timber storage shed and side pathway.

Off Road Parking

Driveway providing ample off road parking



Road Map



Hybrid Map



Terrain Map



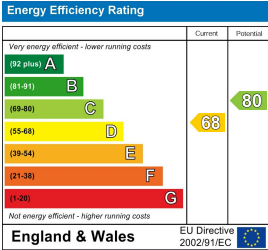
Floor Plan



Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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