



17 Holgate Park

, Liverpool, L23 1XB

Offers in excess of £350,000



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Accommodation

Entrance Hall

4'09 x 11'09 (1.45m x 3.58m)

UPVC frosted double glazed door and window to front elevation, vinyl flooring, radiator, airing cupboard, loft access.

Downstairs WC

2'10 x 4'09 (0.86m x 1.45m)

UPVC frosted double glazed window to side elevation, WC, wash hand basin, part tiled, radiator.

Lounge/Diner

20'07 x 19'08 (6.27m x 5.99m)

UPVC double glazed double doors and windows to rear elevation, carpeted flooring, wall sconces, radiators.

Fitted Kitchen

9'07 x 18'05 (2.92m x 5.61m)

UPVC double glazed window to side elevation, UPVC double glazed double doors to rear elevation, radiator, tiled flooring, range of wall and base units, 1 1/2 bowl stainless steel sink with chrome mixer tap and drainer, multi burner gas hob with extractor fan, integrated appliances include, dishwasher, fridge, freezer, double oven, grill and microwave, downlights.

Bedroom One

13'04 x 10'0 (4.06m x 3.05m)

UPVC double glazed bay style window to side elevation, carpeted flooring, radiator, fitted mirrored wardrobes.

En-Suite

6'01 x 6'08 (1.85m x 2.03m)

UPVC double glazed window to rear elevation, tiled flooring, part tiled walls, WC, wash hand basin, walk in shower with rainfall shower head, radiator.

Bedroom Two

7'11 x 11'07 (2.41m x 3.53m)

UPVC double glazed window to side elevation, radiator, carpeted flooring.

Bedroom Three

10'03 x 8'0 (3.12m x 2.44m)

UPVC double glazed window to front elevation, radiator, carpeted flooring.

Shower Room

7'0 x 8'08 (2.13m x 2.64m)

UPVC frosted double glazed window to rear elevation, tiled floors, part tiled walls, WC, wash hand basin, radiator, walk in shower, downlights, composite panelling.

Externally

Front Garden

Off road parking, lawn with mature shrubs and trees, access to garage.

Rear Garden

Patio areas, mainly laid to lawn, wrap around garden with side access, summer house, outside tap, mature shrubs and trees.

Garage

Up and over door, power and lights.



Road Map



Hybrid Map



Terrain Map



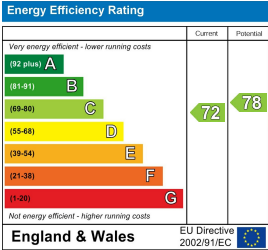
Floor Plan



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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