



14 Walmer Road

, Liverpool, L22 5NL

Offers in the region of £600,000



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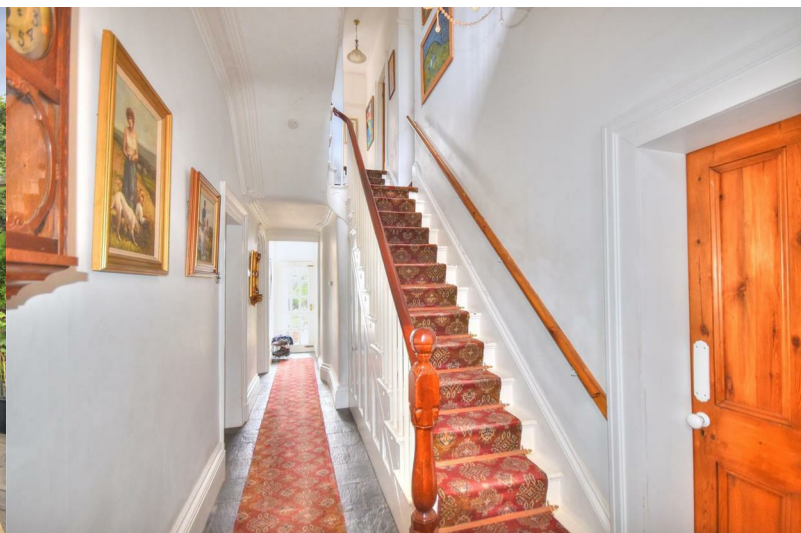
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Hallway

Slate tiled floor. Ornate free standing cast iron radiator. Doors all ground floor rooms and garden. Stairs to upper and lower ground floors.

Front Reception

Wood floor. Splay bay wood framed single glazed windows to front elevation. Open fireplace with marble surround and tile inset and hearth. Two gas fired radiators

Dining Room

Laminate wood floor. large bay, wood framed single glazed windows to front elevation. Wall mounted gas fire with wood surround with marble surround and tile inset and hearth. Gas fired radiator.

Rear Reception

Wood floor. Three wood framed, single glazed windows and two doors leading to side and rear gardens. Wood burner fireplace with marble surround and tile inset and Stone hearth. Two gas fired radiators. Slate tiled floor.

Cloaks W.C.

Pedestal wash hand basin. W.C., Part tiled walls. Single glazed wood framed window to side elevation.

Kitchen

Wood Wall and base fitted unit with granite worksurfaces., Free standing central Island with solid wood work surface and pan rack above. York stone floor.

Scullery

Two single glazed wood framed windows and door to garden. Base units with granite worksurfaces and Belfast sink. Plumbing for washing machine and dishwasher and space for fridge freezer. York Stone floor.

First Floor Split Landing

Rear Bedroom One

Wood Floor. Open feature fire place with marble hearth and surround. Three large wood frames windows to rear elevation. Gas fired floor radiator.

Bedroom 4/Dressing Room

Side Aspect. Wood flooring. Two single glazed wood frame windows. Two gas fired radiators.

Front Bedroom Two

Carpet flooring. Floor to ceiling fitted wardrobes to two walls, wall to wall. Single galzed wood framed window to front elevation. Gas fired radiator.

Front Bedroom Three

Carpet flooring. Single galzed wood framed window to front elevation. Gas fired radiator. Living flame gas fire with garnite hearth and wooden surround.

Family Bathroom

With bath and separate shower cubicle, W C , washbasin. Radiator.

Shower Room

Frosted wood framed single glazed window to rear. White suite comprising: Step up Shower with glazed screen and double fotted shower, wash hand basin. W.C., tiled walls and floor.

Stairs to Second Floor

Potential Annex/Self contained window

Kitchen Area

Base units with contrasting wood effect surface. Sink drainer unit with mixer tap. Integrated fridge and oven with four ring electric hob. Part tiled walls and floor.

Bedroom Five

Carpet flooring. Exposed beam. uPVC double glazed window to side elevation. Gas fired radiator. With large storage area under eaves.

Bedroom Six/ Lounge

Wood flooring. Two single glazed wood windows to side and one Velux Double glazed window. Exposed beam. Gas fired radiator. With large storage area under eaves.

Bathroom

Three piece white suite comprising: Panel bath with shower attachment and glazed screen, pedestal wash hadn basin, Low level W.C., chrome heated towel rail. Tiled walls and floor. Double glazed Velux roof window.

Basement Level

Stairs to lower level off Hall- Bar area with sitting room and adjoining office. WC.

Sitting Area

Stone floor. Ceiling lighting. Single glazed window to front, open to:

Bar Area

Work surface, Sink and mixer tap. Stone floor. Ceiling lighting. Open to;

Study Area

Stone floor. Ceiling lighting. Single glazed window to front

W.C.

Low level W.C.

Front Garden

Path leading to house entrance, laid to lawn on either side. Trees adn shrubbery to borders.

Rear Garden

The garden boasts a variety of plants set within raised bed, complemented by a pond, decked terrace area, flagged patio and lawn. This attractive walled garden also proves access to;

Garage

A spacious garage accommodating up to three cars in tandem, complete with lighting, power supply, and ample storage. Wooden doors provide convenient access.



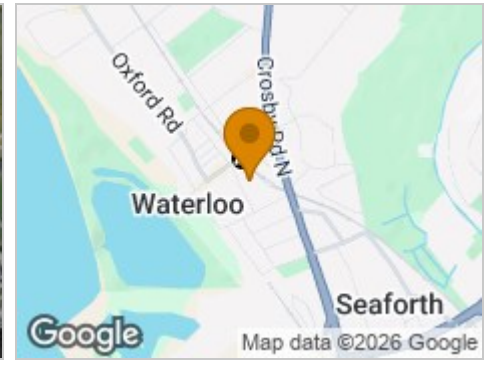
Road Map



Hybrid Map



Terrain Map



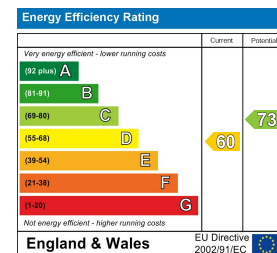
Floor Plan



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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