



## 42 Brooke Road West

Brighton-Le-Sands, Liverpool, L22 7RW

**Offers in excess of £500,000**

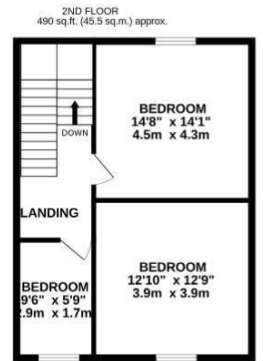
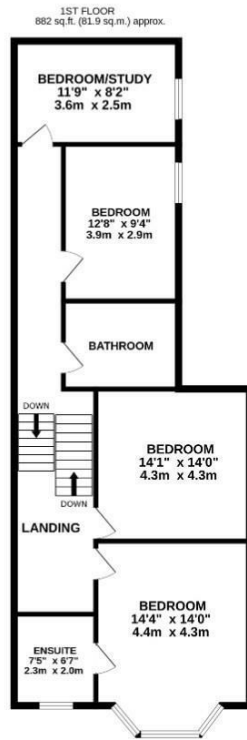
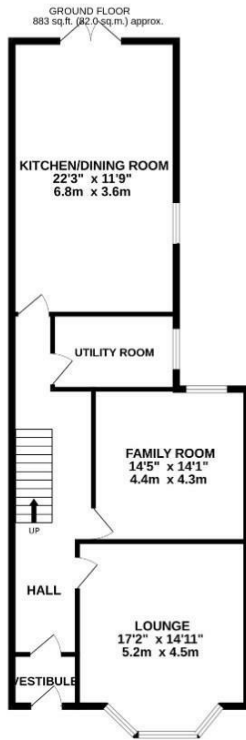
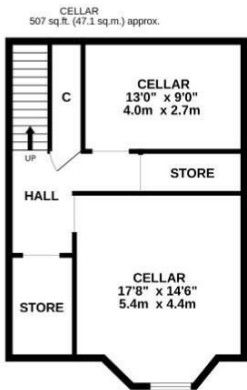
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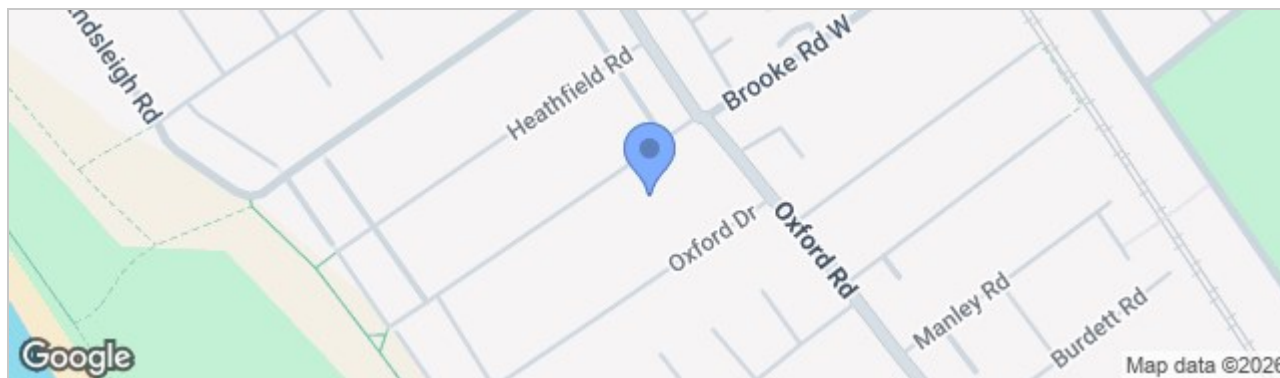
TOTAL FLOOR AREA : 2761 sq.ft. (256.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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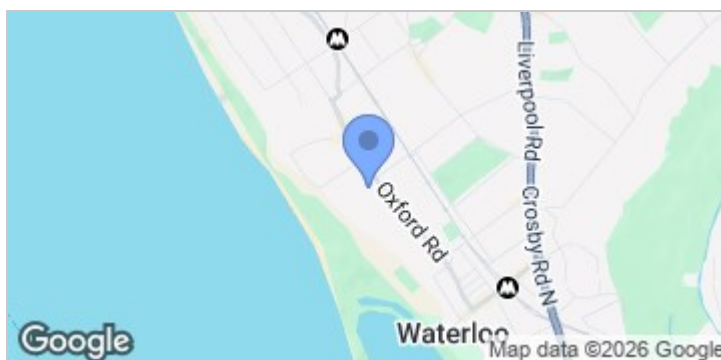
## Road Map



## Hybrid Map



## Terrain Map



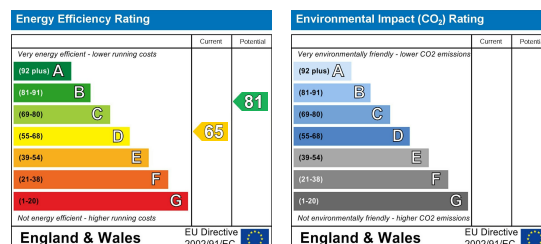
- **GRAND FOUR-STOREY VICTORIAN RESIDENCE BLENDING ORIGINAL PERIOD FEATURES**
- **SEVEN SPACIOUS BEDROOMS OFFERING FLEXIBLE LIVING FOR FAMILIES OR MULTI-GENERATIONAL USE**
- **STUNNING OPEN-PLAN FARMHOUSE-STYLE KITCHEN WITH GRANITE ISLAND AND OAK WORKTOPS**
- **ELEGANT LOUNGE WITH BAY WINDOW AND MULTI-FUEL STOVE PLUS ADDITIONAL FAMILY ROOM**
- **PRIMARY BEDROOM WITH EN-SUITE, THREE FURTHER BEDROOMS AND FAMILY BATHROOM TO FIRST FLOOR**
- **ADDITIONAL THREE BEDROOMS TO SECOND FLOOR PROVIDING VERSATILE ACCOMMODATION**
- **FULL HEAD-HEIGHT BASEMENT WITH EXTERNAL ACCESS OFFERING EXCELLENT CONVERSION POTENTIAL**
- **SOUGHT-AFTER BRIGHTON LE SANDS LOCATION CLOSE TO SEAFRONT, CROSBY VILLAGE, SCHOOLS AND TRANSPORT LINKS**
- **TENURE FREEHOLD - COUNCIL TAX BAND D**
- **NEWLY INSTALLED ELECTRICAL VEHICLE CHARGING POINT**

## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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