



## 19 Everest Road

Liverpool, L23 5TN

**Asking price £425,000**

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# 19 Everest Road

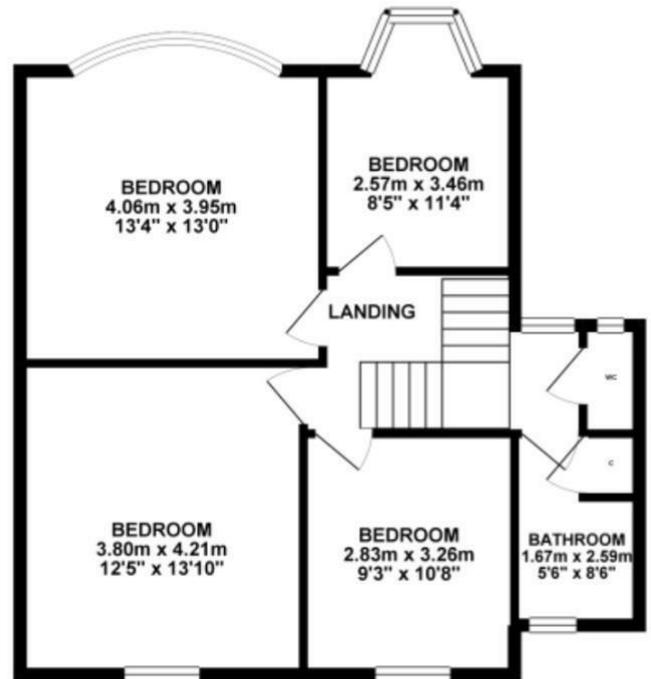
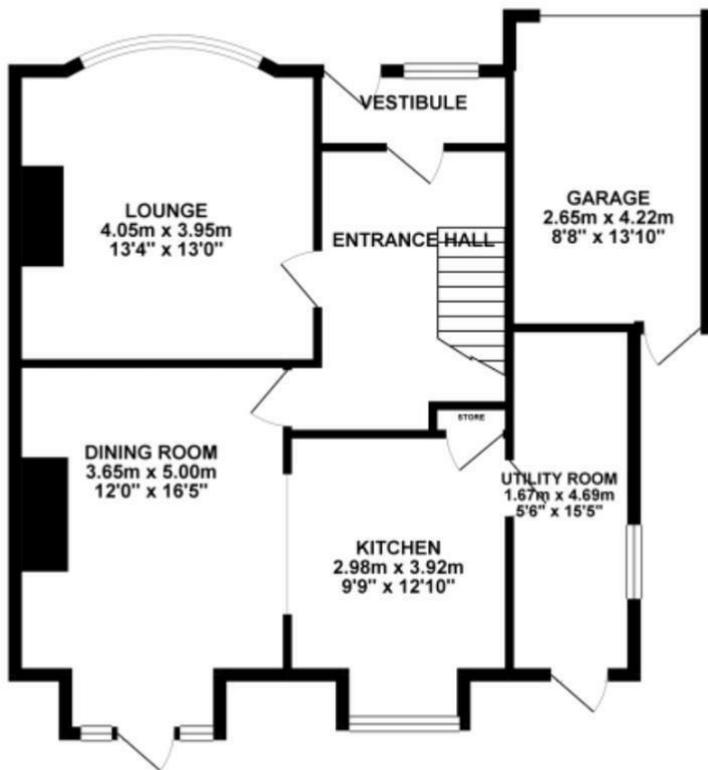
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GROUND FLOOR 76.58 sq. m.  
( 824.29 sq. ft. )

1ST FLOOR 62.54 sq. m.  
( 673.20 sq. ft. )

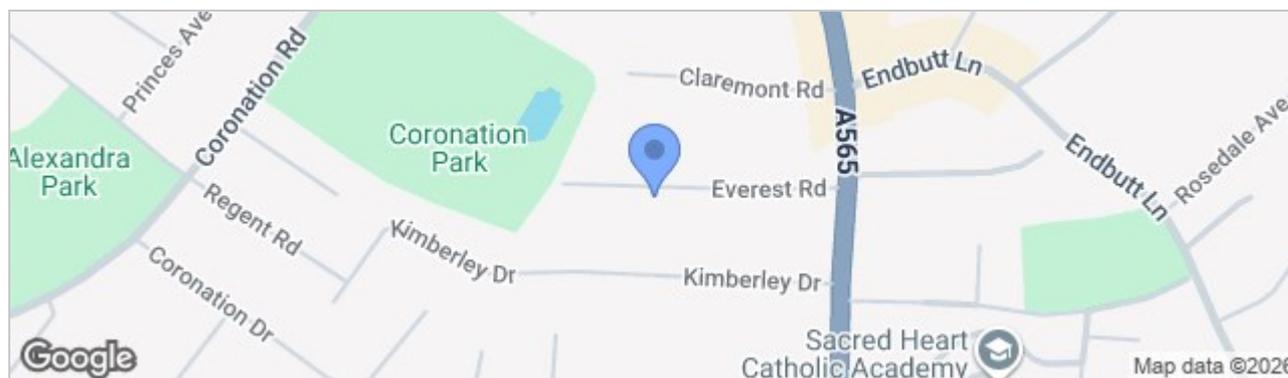


TOTAL FLOOR AREA : 139.12 sq. m. ( 1497.49 sq. ft. ) approx.

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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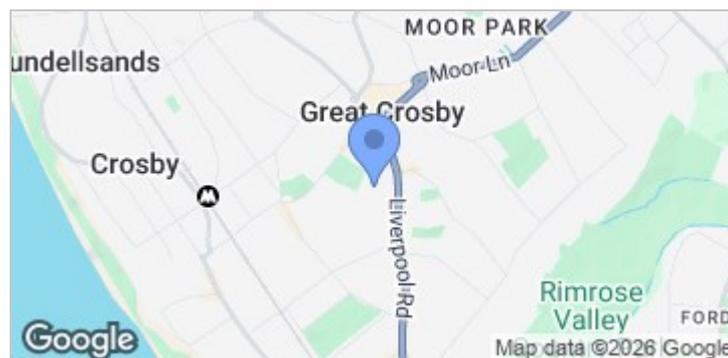
## Road Map



## Hybrid Map



## Terrain Map



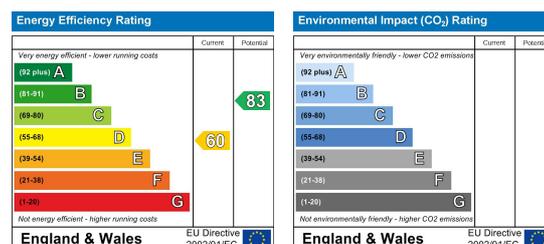
- **CHARACTER HOME WHICH IS FULL OF CHARM AND ORIGINAL FEATURES**
- **SPACIOUS AND WELL-PROPORTIONED ACCOMMODATION**
- **TWO RECEPTION ROOMS WITH FLEXIBLE LAYOUT TO SUIT MODERN LIFESTYLES**
- **OPEN-PLAN KITCHEN LAYOUT FLOWING INTO DINING AREA**
- **PRACTICAL SPACE FOR LAUNDRY AND STORAGE WITH ACCESS TO THE GARDEN**
- **WELL-PRESENTED REAR GARDEN**
- **GARAGE IDEAL FOR STORAGE**
- **RECENTLY REPLACED WINDOWS AND NEW ROOF ON THE GARAGE**
- **FREEHOLD**
- **PLEASE CHECK STAMP DUTY ON THIS PROPERTY [HTTPS://WWW.RIGHTMOVE.CO.UK/STAMP-DUTY-CALCULATOR](https://www.rightmove.co.uk/stamp-duty-calculator)**

## 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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