



44 Merrilocks Road

, Liverpool, L23 6UW

Offers in the region of £395,000

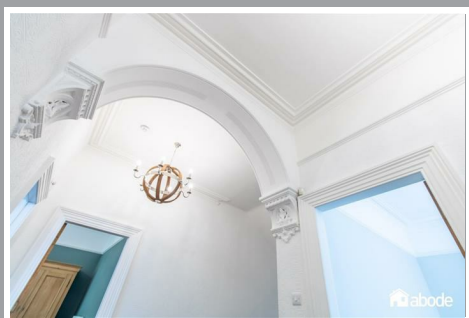
 3  1  1 



44 Merrilocks Road

, Liverpool, L23 6UW

Offers in the region of £395,000



Communal Areas

Large external communal door, tiled floor, stairs to upper floors;

Hallway

Wood flooring, high ceilings and archway, access to all rooms.

Lounge

Double glazed large bay window, picture rails, central gas feature fire, radiator.

Kitchen/Dining Area

Double glazed windows with front aspect and French doors, fitted kitchen with integrated BOSCH appliances including NEW dishwasher, washer dryer, stainless sink with drainer board. Five ring gas Italian hob, space for large fridge freezer. Vertical radiator. Cupboard housing boiler.

Large Bathroom

Double glazed windows, tiled floor, part tiled walls, free standing bath, step in shower screen with glass screen, low level WC, hand wash basin, vertical radiator, radiator.

Bedroom One

Two large double glazed windows, column radiator.

Bedroom Two

Large bay double glazed windows, column radiator.

Bedroom Three

Large double glazed window with rear aspect, radiator.

Private Rear Garden

Well maintained private garden, mature borders, laid to lawn, two sheds

Shared Cellar

Underground access.

Detached Garage

Access to private garage.



Road Map



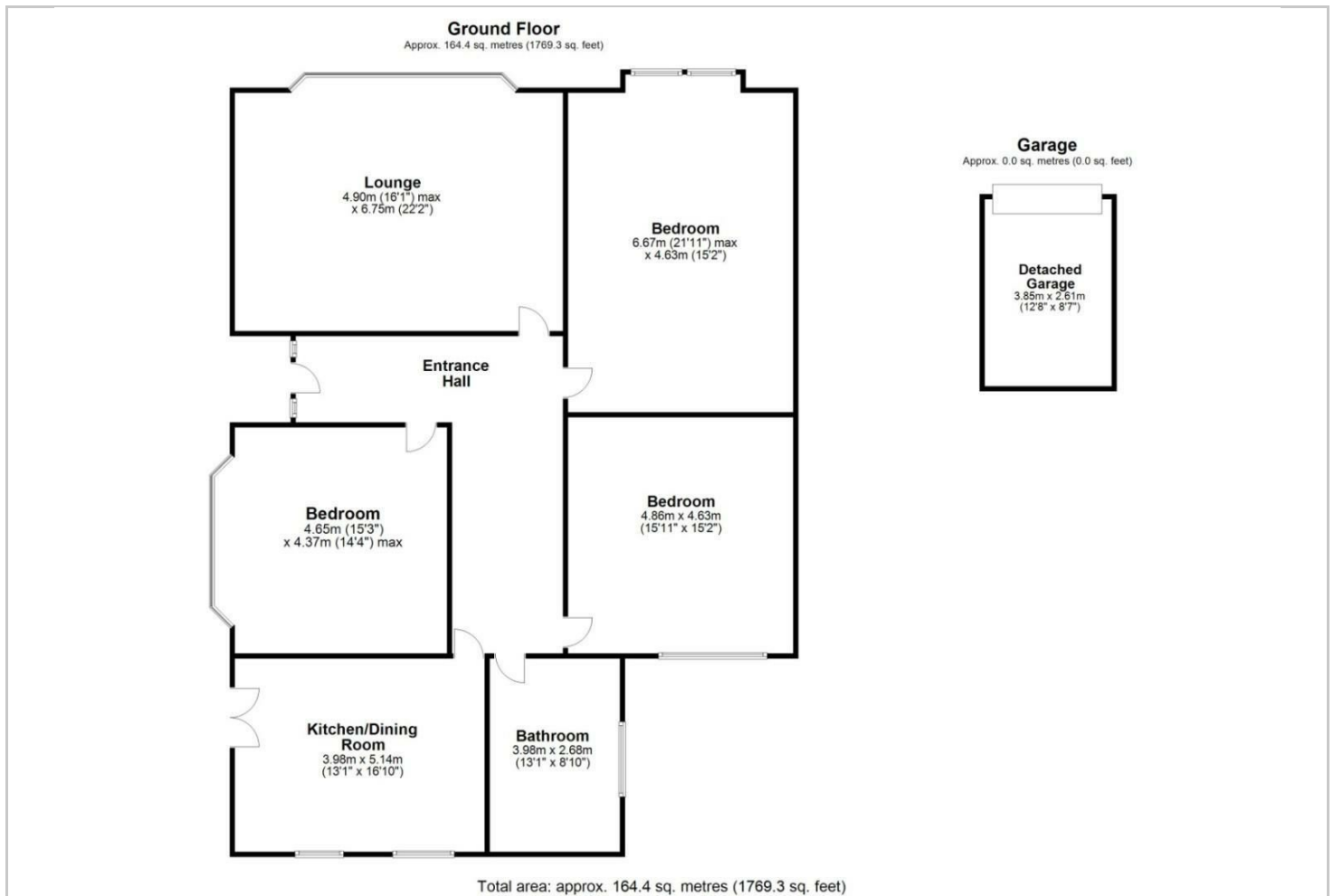
Hybrid Map



Terrain Map



Floor Plan

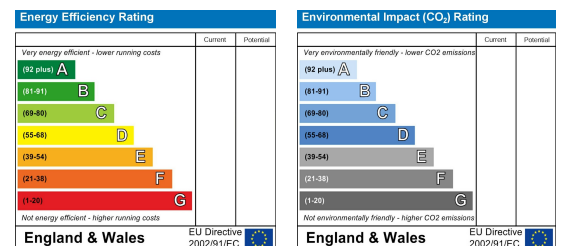


Viewing

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



82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk