



**4 Monksdown Road, Liverpool, L11 1HH**  
**Offers over £220,000**

Leasehold - 988 years remaining

£150pa ground rent

No service charge

Council tax band - C

### GROUND FLOOR

#### Lounge area 12'9" x 17'4" (3.91m x 5.30m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, Velux-style windows and curtains

#### Kitchen area 13'2" x 10'9" (4.02m x 3.29m)

High quality wood effect laminate flooring, blind with open aspect through to the lounge area. A range of fitted kitchen units, worktops and integrated oven, hob, hood, fridge-freezer and dishwasher

### FIRST FLOOR

#### Bedroom 10'9" x 8'0" (3.30m x 2.45m)

Carpet flooring with window to the rear elevation and curtains

#### Bedroom 9'8" x 6'3" (2.97m x 1.91m)

Carpet flooring with window to the front elevation and blind

### Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and partially tiled decor

### SECOND FLOOR

#### Master bedroom 14'0" x 12'11" (4.27m x 3.96m)

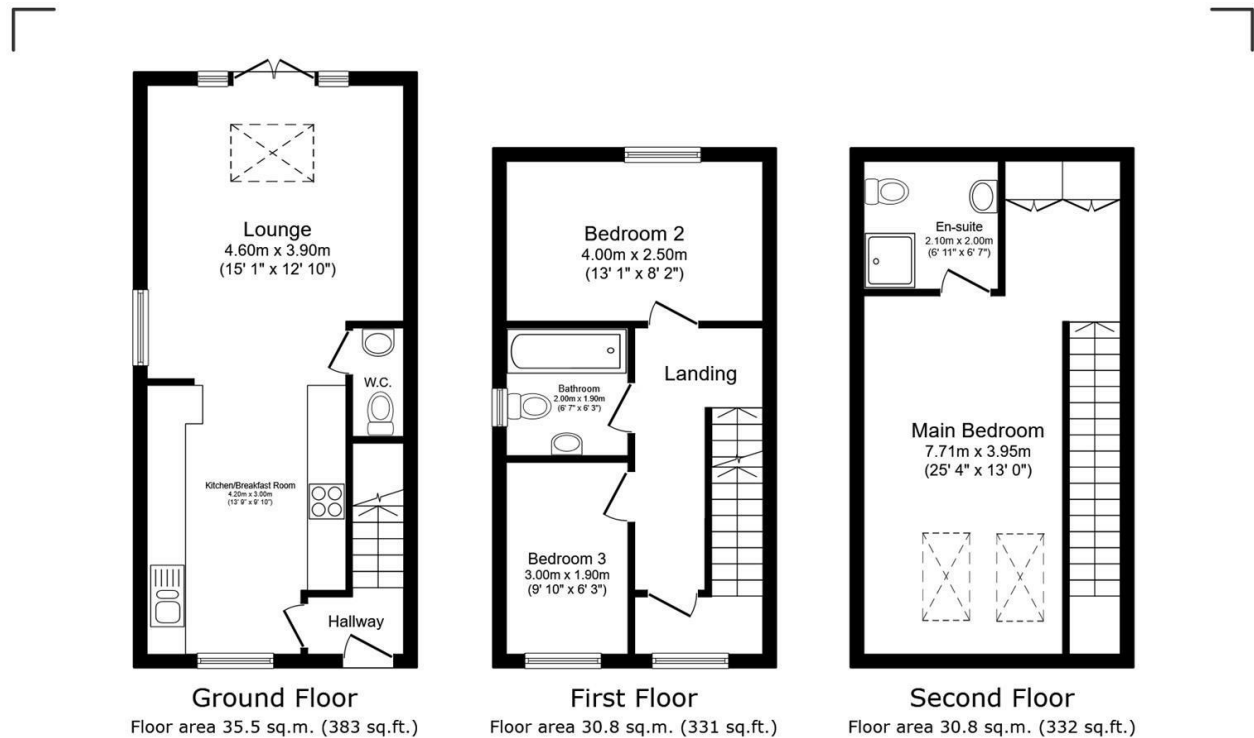
Carpet flooring with Velux-style windows, blind and fitted wardrobes

### En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and Velux-style window

### EXTERNAL

Enviably corner plot position with spacious driveway for 2 vehicles and private rear garden, enclosed by panel fencing.



Total floor area: 97.1 sq.m. (1,046 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)