



39 Charterhouse Drive, Liverpool, L10 8JY
£309,995

GROUND FLOOR

Lounge 12'2" x 14'5" (3.72m x 4.41m)

High quality wood effect laminate flooring with open aspect through to the dining area, gas fireplace, curtains and blind

Kitchen area 20'0" x 10'9" (6.11m x 3.28m)

High quality wood effect laminate flooring with spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and dishwasher

Dining area 8'3" x 9'9" (2.54m x 2.98m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and curtains

Study 6'9" x 21'0" (2.07m x 6.42m)

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

Shower room

Tile flooring with 2 piece bathroom suite in white, heated towel rail and spotlighting

FIRST FLOOR

Bedroom 9'0" x 13'5" (2.76m x 4.09m)

Carpet flooring with window to the front elevation, fitted wardrobes, curtains and blind

Bedroom 11'1" x 11'9" (3.39m x 3.59m)

Carpet flooring with window to the rear elevation, fitted wardrobes, curtains and blind

Bedroom 9'10" x 9'2" (3.01m x 2.81m)

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, spotlighting and blind

EXTERNAL

Deceptively spacious and well presented rear garden with laid to lawn and decking area, enclosed by panel fencing. Large driveway to the front of the property, capable of accommodating 3 vehicles.