



**85 Newhaven Road, Liverpool, L6 0BE**  
**£205,000**

## GROUND FLOOR

### Lounge 16'1" x 13'1" (4.91m x 4.01m)

Carpet flooring with staircase leading to the first floor and blind

### Kitchen/diner 16'0" x 8'2" (4.89m x 2.51m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, blind and spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

### WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white, radiator and blind

## FIRST FLOOR

### Bedroom 8'11" 12'7" (2.74m 3.85m)

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

### En-suite

High quality wood effect laminate flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and spotlighting

### Bedroom 8'3" x 8'3" (2.52m x 2.53m)

Carpet flooring with window to the rear elevation and blind

### Bedroom 8'5" x 6'1" (2.59m x 1.86m)

Carpet flooring with window to the rear elevation and blind

### Bathroom

High quality wood effect laminate flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and spotlighting

### EXTERNAL

Well presented and private rear garden, enclosed by panel fencing with laid to lawn. Parking spaces to the front of the property for 2 vehicles.



Total floor area 77.3 m<sup>2</sup> (832 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com