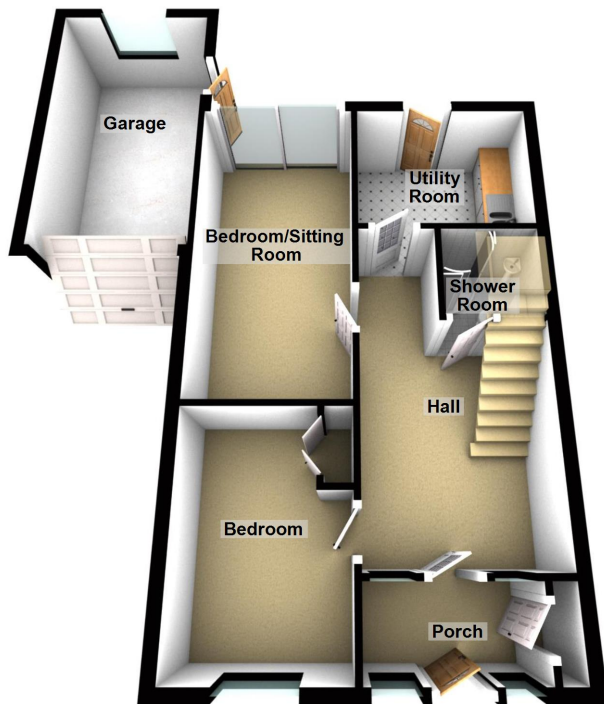




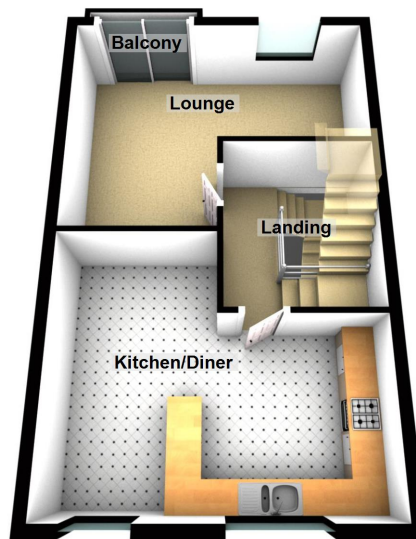
- * Four Bedroom Town House
- * Open Plan Kitchen / Diner
- * Juliet Balcony
- * River Mersey views and views towards the Irish Sea
- * Gas Centrally Heated
- * Double Glazed



Ground Floor



First Floor



Second Floor



Ramleh Park, Liverpool

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

NEW!!! "ANY HOUR" Viewing Booking System - Visit Logicstates.co.uk to book and confirm your viewing online instantly.

A four bedroom end town house, situated in the sought-after coastal area of Blundellsands just 0.1 miles from Burbo Bank beach front, featuring the Iron Men, and 0.4 miles from Blundellsands & Crosby station. This family home has front and rear gardens with full gas central heating throughout. Its distinctive town house layout features two spacious bedroom or multi-purpose rooms on the ground floor, with shower room/WC and utility room; a first floor living room, plus recently refurbished kitchen/diner with island breakfast bar and two bedrooms and a bathroom with shower on the second floor. The property also benefits from off-road parking with single-car garage, summer house to the rear, and first floor Juliet balcony with views of the coast. The house is carpeted throughout, with vinyl flooring in downstairs shower room, utility room and upstairs bathroom, and Luxury Vinyl Tiling in first floor kitchen diner.

The property comprises of;

Ground floor:

Vestibule - hard wood flooring, double glazed front door leading from front garden
 Entrance hall - hard wood flooring, front door from vestibule with surround glass entrance. Stairs to first floor, purpose built downstairs WC, storage under stairs - 17'0 x 9'1
 WC - with shower, wash hand basin and WC - 4'7 x 4'9
 Bedroom one - fitted wardrobes, bedside cabinet and dressing area, window to front aspect - 8'00 x 16'9
 Bedroom two / multi-purpose living / office space - patio doors to rear garden
 Utility room - Washer, dryer, sink, storage cupboards, combi boiler, space for large American-style fridge-freezer, back door to rear garden - 6'9 x 9'1

First floor:

Kitchen / dining area - recently refurbished, modern breakfast bar, dining area, integrated dual oven and microwave, four ring gas hob and dishwasher - 17'4 x 14'2
 Lounge - spacious L-shaped lounge area featuring Juliet balcony with sliding doors, window to rear aspect sea views

Second Floor:

Bedroom three - window to front aspect, fitted wardrobe and dressing area - 10'3 x 17'5
 Bedroom four - window to rear aspect sea views, fitted wardrobe and dressing table - 9'3 x 11'7

97 | SOUTH ROAD | WATERLOO | L22 0LR
 Tel: 0151 920 2404
 E-mail: info@logicstates.co.uk





Bath - large corner bath with additional mixer shower fitted, WC, wash hand basin and corner storage - 7'1 x 7'7
Airing cupboard
Loft space for storage, fully insulated

External:

Single car garage
Front garden with flower beds leading to property
Rear garden with patio area, artificial turf and summer house (currently utilised as a gym)

Sellers comment:

" We have loved it here in particular the river views and the short walk to the burbo bank "

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.