

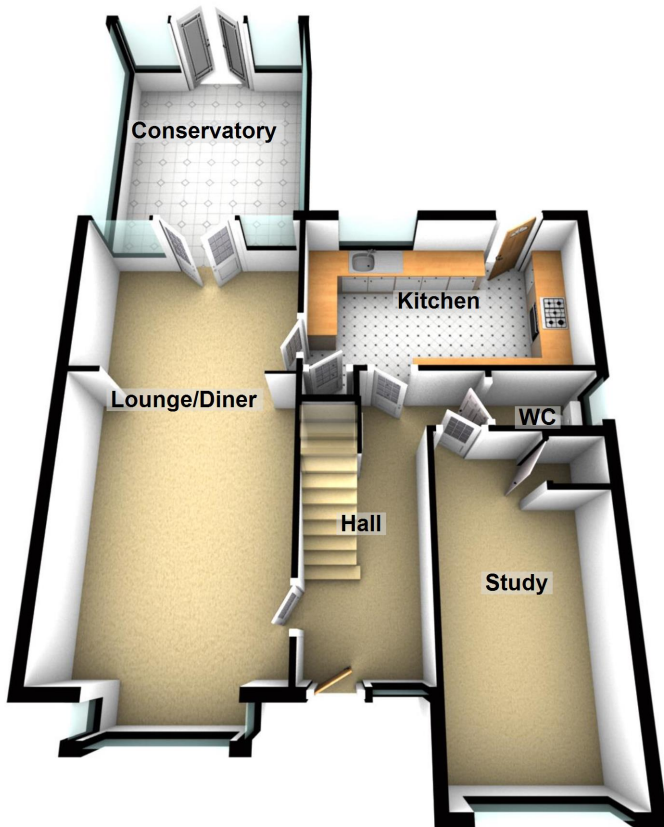


- \*Four bedroom detached house
- \* Well presented throughout
- \*Landscaped Garden with raised patio area
- \*Good sized conservatory with Apex glass roof
- \*Converted garage (Currently used as study)
- \*Cul-de-sac

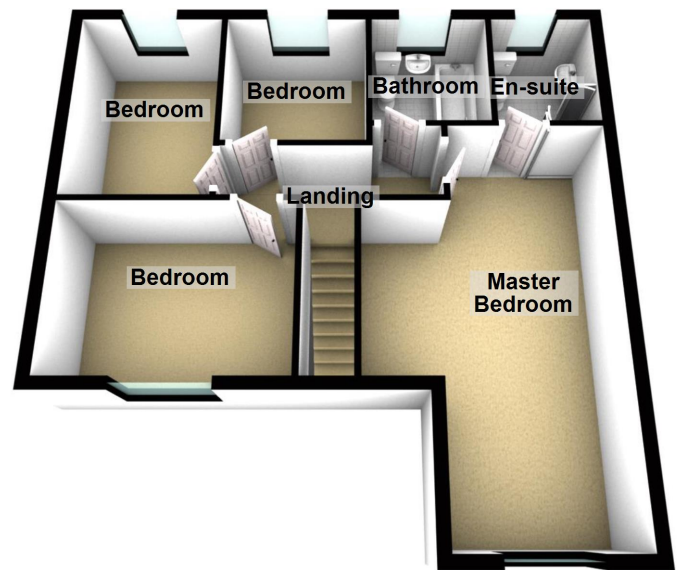




**Ground Floor**




**First Floor**




**Maunder's Court, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	66	76
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

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Four bedroom detached house in a sought after cut-de-sac position.

Situated just off Chesterfield Road & Moor Lane. The property has been maintained to a high standard & has the advantage of landscaped low maintenance gardens & a good size conservatory. The current owner has also converted the garage into a second sitting room / study .

Accommodation comprises of :

Ground floor:

Entrance hall

Lounge / Dining room - 15'2" x 11'9" (with access to dining room) 8.8" - 11'9"

(Double doors to conservatory )

Conservatory Apex glass roof - 15' x 11'4"

Kitchen - 15'2" x 9'5" - Newly fitted cashmere curved units -

Built in double oven hob , extractor hood, fridge freezer (second fridge) -

Ground floor WC ( Off entrance hall ) -

Third reception/sitting room / study - 17' x 8'5" max. (Conversion of former garage)

First Floor :

Master bedroom - 20'6" x 12' max (double, en-suite shower room) -

Bedroom two (double) - 12'1" x 8'4"

Bedroom three (double) - 10'5" x 7'7"

Bedroom four (single) - 7'7" x 7'4"

Master bathroom - 6'3" x 6'1"

Exterior:

Front block drive & artificial turf

Rear landscape paved garden with artificial grass

Raised patio area with access to both sides of the property

Utility Area

97 | SOUTH ROAD | WATERLOO | L22 0LR

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