



## 26 Heathfield Road, Liverpool, Merseyside L22 6RF

£234,950

ALFRESCO DINING WHILE THE CHILDREN PLAYING IN THIS SUNNY GARDEN.....

Located in the heart of BRIGHTON LE SANDS this 3 BEDROOM EXTENDED SEMI DETACHED FAMILY HOME within walking distance to Crosby beach, local shops, transport links and is in the catchment area of several good local schools.

The property benefits from double glazing and full gas central heating, the property comprises of: porch, hallway, lounge, dining room, conservatory, downstairs w.c. kitchen to the ground floor. Three bedrooms and family bathroom to the first floor.

There is off road parking to the front of the property for two cars, rear gardens with laid lawn, paved patio area, planted borders, brick built outhouse.

Viewing is Highly Recommended



## Front Exterior

Block paved driveway giving off road parking for two cars.

## Porch

UPVC obscured double glazed french doors, tiled floor, boiler, Inner door is a solid wood part glazed door.

## Hallway

13'7" x 5'10" (4.147 x 1.788)

Mid brown laminate flooring, radiator, staircase to first floor with carpet, small understairs cupboard housing meters

## Downstairs W.C

3'6" x 5'7" (1.078 x 1.723)

UPVC Double glazed obscured window, tiled flooring, low level w.c. wash hand basin, wall light with shaver point.

## Dining Room

11'3" x 14'6" (3.434 x 4.420)

UPVC Double glazed bay window with stained glass design to top pane in central window, wooden fire surround with marble inset and grate, brass surrounded coal effect gas fire, radiator

## Lounge

13'4" x 11'3" (4.074 x 3.447)

UPVC Sliding Double glazed patio door, laminate flooring, radiator, wooden fire surround with marble inset and grate, inset coal effect gas fire and wall lights.

## Conservatory

11'5" x 9'8" (3.488 x 2.966)

UPVC Double glazed windows and single double glazed door to garden, laminate flooring, radiator.

## Extended Kitchen

16'7" x 10'6" (to widest point) (5.070 x 3.216 (to widest point))

UPVC Double glazed window, part tiled wall behind sink, vinyl tile effect flooring, large walk in under stairs storage cupboard, kitchen comprises of a range of white high gloss wall and base units with stainless steel strip handles, laminate coated work surfaces and splash back including perspex behind hob unit, appliances include an integrated Bosch electric oven and hob, extractor hood, plumbing for dishwasher, plumbing for washing machine, under counter lights, solid wood exterior stable door.

## Landing

UPVC double glazed side window, carpet, staircase to ground floor, access to loft

## Bedroom 1

13'5" x 9'0" (4.093 x 2.763)

UPVC Double glazed windows, fitted wardrobes with matching chest of drawers and bedside cabinet, carpet and radiator.

## Bedroom 2

14'2" x 9'11" (4.333 x 3.044)

UPVC Double glazed bay window, carpet and radiator.

## Bedroom 3

8'3" x 7'4" (2.529 x 2.260)

UPVC Double glazed window, radiator and carpet.

## Bathroom

78'2" x 5'10" (23.85 x 1.789)

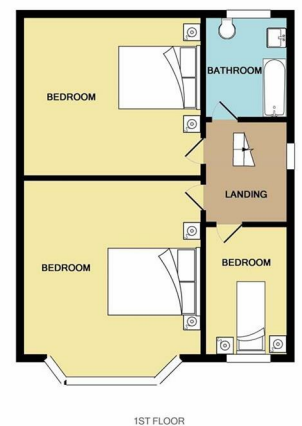
UPVC Double glazed obscured window, fully tiled walls and flooring, radiator, white bathroom suite comprising of P Shaped bath with mixer tap, curved shower screen, combination shower, pedestal wash basin with mixer tap, low level w.c.

## Rear Exterior

Paved patio, laid lawn with planted borders, brick built outhouse with electric, shed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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