



Stoneleigh, 37 Park Road, Liverpool, Merseyside L22 3XG

£385,000

Would you like to live in a 6 bedroom property, full of character, with a grand entrance, driveway and impressive garden?

If so, then you must arrange to view this magnificent property at your earliest convenience.

This unique property consists of 3 reception rooms, open plan kitchen-diner, 5 bedrooms to the first floor, and a master suite to the 2nd floor, which includes an en suite. There is also an impressive bathroom to the first floor.

It retains many of its original features and the property has also been well maintained. It is located close to the transport and amenities that any family would require.

Viewing is recommended.



Entrance Porch

Original glazed door to front, tiled flooring

Entrance Hall

12'5" x 9'6" (3.8 x 2.9)

original wooden door, wooden flooring, original coving, radiator, under stairs storage cupboard

Front Lounge

17'0" x 15'8" (5.2 x 4.8)

UPVC double glazed windows with lead light transom, plantation blinds, radiator x 2, open fire with wooden surround and York stone plinth, original features including coving and ceiling detail

Front Reception Room

12'5" x 9'6" (3.8 x 2.9)

UPVC double glazed corner bay window. plantation blinds, radiator, cast iron fireplace

Rear Reception Room

14'5" x 13'9" (4.4 x 4.2)

UPVC double glazed windows with lead light transom, UPVC double glazed patio doors opening to rear garden, radiator x 2, open fire with wooden surround, wooden floor

Kitchen

24'3" x 16'0" (7.4 x 4.9)

UPVC double glazed windows x 4, UPVC double glazed patio doors to rear garden, range of wall and base units, kitchen island, white ceramic one and half bowl sink with mixer tap, space for range cooker, space for free standing fridge freezer, plumbing for washing machine, integrated dishwasher, tiled floor

Utility Room

tiled floor, shelving unit, Worcester combi boiler

Wet Room

low level WC, pedestal sink, electric MIRA shower, extractor fan x 2, tiled walls, vinyl floor, UPVC double glazed window with plantation blinds

First Floor Landing

turned staircase to first floor, original stained glass window, radiator, UPVC double glazed window x 2

Family Bathroom

12'5" x 10'9" (3.8 x 3.3)

low level WC, pedestal sink, claw foot bath, fully tiled shower cubicle with electric MIRA shower, radiator, cast iron fireplace with wooden surround, UPVC double glazed window, wooden floor.

Bedroom 2

17'4" x 9'10" (5.3 x 3)

UPVC double glazed corner bay window, UPVC double glazed window, radiator, cast iron fireplace with wooden surround.

Bedroom 3

17'8" x 14'9" (5.4 x 4.5)

UPVC double glazed bay window, radiator, cast iron fireplace with wooden surround.

Bedroom 4

14'5" x 11'9" (4.4 x 3.6)

UPVC double glazed window, radiator, cast iron fireplace with wooden surround.

Bedroom 5

13'9" x 10'9" (4.2 x 3.3)

UPVC double glazed window, radiator, cast iron fireplace with wooden surround.

Bedroom 6

9'6" x 5'6" (2.9 x 1.7)

UPVC double glazed window, radiator, storage cupboard

WC

low level WC, UPVC double glazed window, wooden floor

Second Floor Landing

turned staircase to second floor, original stained glass window, radiator

Master Bedroom

28'6" x 14'9" (8.7 x 4.5)

UPVC double glazed window x 2, radiator, fireplace with wooden surround

En Suite

9'2" x 6'10" (2.8 x 2.1)

low level WC, pedestal basin, shower cubicle with electric MIRA shower, radiator, velux windows x 2

Dressing Room

17'8" x 4'7" (5.4 x 1.4)

Front Garden

accessed by double wooden gates, driveway for several vehicles, electric points, selection of trees and shrubs

Rear Garden

steps to rear paved garden, range of shrubs and plants, vegetable garden, greenhouse, shed with electric supply, water feature x 2, raised decked area

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

