



1 Fairholme Road, Liverpool, Merseyside L23 0TJ

Guide Price £375,000

*** SALE AGREED ON THE FIRST VIEWING - SIMILAR REQUIRED FOR BUYERS WAITING *** BERKELEY SHAW are delighted to offer for sale this beautifully presented and extended FOUR BEDROOM family home. The property offers spacious accommodation that has been tastefully updated by the current owners, to comprise lovely entrance hall with doors off to both reception rooms, and steps down to a stunning open plan kitchen family room with bi-folding doors and utility room. To the first floor there are three bedrooms one with en suite, separate study and family bathroom and to the second floor there is a further bedroom and shower room. An internal inspection is highly recommended.



Porch

Original wooden front door , meter cupboard and Milton tiled flooring, half glazed door to hallway

Hallway

Original wooden flooring, radiator x 2 and stairs to upper floors

Lounge

17'2" x 13'11" (5.254 x 4.260)

UPVC double glazed window to front, radiator, wooden fire surround with marble inset a hearth, inset living flame coal effect gas fire, original wooden flooring

Dining Room/Play Room

13'4" x 13'6" (4.065 x 4.127)

UPVC double glazed window to front, radiator original wooden flooring, cast iron fire surround with tiled hearth,

Kitchen Family Room

22'8"ax x 21'7" (6.928max x 6.592)

Range of wall and base high gloss units, space for Fridge Freezer, integrated double electric oven and microwave, gas hob, plumbing and space for dish washer, one and half bowl white sink with mixer tap, molded worktops and tiled splash back. Bi folding double glazed doors opening onto decking and the rear garden, radiators X 3, multi fuel stove, with original built in storage either side of chimney, under stairs storage and tiled flooring. Access to Utility Room

Utility Room

UPVC double glazed frosted window to side, one and half bowl stainless steel sink built in storage and plumbing for washing machine and tumble dryer, tiled flooring. Access to WC

WC

UPVC double glazed frosted window, low level WC, wall mounted wash hand basin and tiled flooring

Landing

Turned staircase to upper floors. To the first split landing there is a UPVC double glazed window overlooking the rear garden and access to Bedroom 1 and Family Bathroom

Bedroom 1

13'10" x 12'3" (4.232 x 3.741)

UPVC double glazed window to rear and radiator

Family Bathroom

8'3" x 6'6" (2.536 x 2.001)

UPVC double glazed frosted window to rear, paneled bath with shower over and mixer tap, low level WC, wash hand basin with storage draws under, large airing cupboard housing the pressurized water system storage tank and shelving, vinyl flooring

Bedroom 2

17'7" x 13'11" (5.384 x 4.256)

UPVC double glazed window to front, radiator, access to Study

Study

UPVC double glazed window to front fitted office furniture including desk and storage units

Master Bedroom

15'5" x 12'10" (4.703 x 3.924)

UPVC double glazed window to front, radiator access to En suite

En suite

Walk in shower cubicle, low level WC , wash hand basin with mixer tap, chrome ladder towel rail, mirrored wall cupboard and tiled flooring

Upper Landing

With UPVC double glazed window and linen cupboard

Bedroom 4

12'3" x 14'0" (3.751 x 4.279)

UPVC double glazed window to rear and radiator

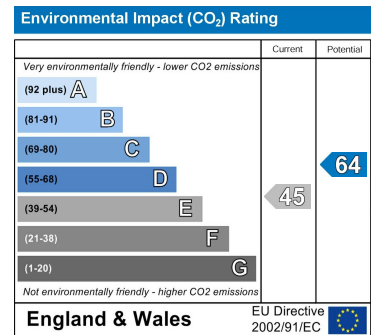
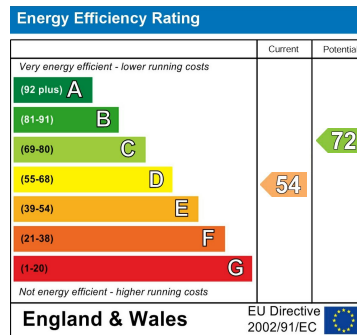
Shower Room

9'3" x 7'1" (2.842 x 2.167)

UPVC double glazed window to rear, walk in shower cubicle, low level WC, wall hung wash hand basin with storage draws below, chrome ladder towel rail

Gardens

To the front of the property there is hard-standing for several vehicles. To the rear of the property there is decking , lawns and a variety of shrubs and trees. There is also a brick built outbuilding which has power and light together with an external water tap.



These energy ratings have been made to predict the accuracy of the theoretical calculated heat consumption of doors, windows, roofs and any other items and no responsibility is taken for any error, omission or misstatement. The plans for this report were only used to assist in the prospective purchase. The materials, systems and appliances shown have not been tested and no guarantee can be given regarding its efficiency or energy class. Made with Energinet (2022)

