



## 23 Heathfield Road, Liverpool, Merseyside L22 6RE

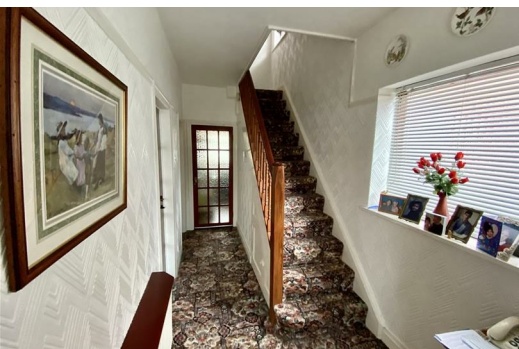
Offers In Excess Of £235,000

Do you want to live in an area which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

Following a scheme of light refurbishment, this 3 BED SEMI is an ideal family home, and given its locality to popular primary and secondary schools, will be an excellent buy.

This well proportioned accommodation, which benefits from central heating and part double glazing, comprises of hallway, 2 reception rooms, and kitchen, to the ground floor. To the first floor there are 3 bedrooms, and a family bathroom. The rear garden is laid to lawn with plants and shrubs.

Please call us now to arrange your early viewing.



## Porch

5'2" x 1'7" (1.6 x 0.5)

Tiled floor

## Hall

15'1" x 59'0" (4.6 x 18)

Radiator, timber framed window

## Front Reception Room

13'9" x 11'5" (4.2 x 3.5)

UPVC double glazed bay window, gas fire, radiator

## Rear Reception Room

13'5" x 11'1" (4.1 x 3.4)

Gas fire, radiator, timber patio doors to rear

## Kitchen

10'2" x 5'10" (3.1 x 1.8)

Range of wall and base units, gas hob with extractor fan, electric oven, stainless steel sink, plumbing for washing machine, space for fridge freezer, part tiled walls, tiled floor

## Lean To

16'8" x 3'7" (5.1 x 1.1)

Concrete floor, UPVC double glazed door x 2 (front and rear)

## Stairs to first floor

Timber framed window

## Bedroom 1 Front

14'5" x 10'2" (4.4 x 3.1)

UPVC double glazed bay window, radiator

## Bedroom 2 Rear

13'5" x 9'2" (4.1 x 2.8)

Timber framed window, radiator, fitted wardrobes

## Bedroom 3

8'2" x 6'10" (2.5 x 2.1)

UPVC double glazed bay window, radiator

## Family Bathroom

7'10" x 5'6" (2.4 x 1.7)

Low level WC, pedestal sink, panel bath, storage cupboard, radiator, part tiled walls with timber panelling, timber framed window

## Outside

To the front of the property is paved. The rear is laid to lawn with mature shrubs and bedding plants and has a brick built outhouse.

