



22 Rosemoor Drive, Liverpool, Merseyside L23 9XQ

£300,000

We are thrilled to bring to the market, this extended three bedroom , family home close to a range of schools and amenities. This well presented home enjoys a generous garden plot to the rear, a drive and an extended kitchen. The property briefly comprises of ; Vestibule, hall, w/c, lounge, extended second reception rooms with doors to garden, breakfast room which leads to a fitted kitchen.

To the first floor; there are Three bedrooms, bedrooms one and two have fitted wardrobes and bay windows. There is also a modern, family bathroom.

To book a viewing for this property call 01519246000



Vestibule

Tiled floor, upvc doors

Hall

Lounge

12'1" x 15'1" (3.7 x 4.6)

Double glazed bay window, feature fire, 1 x radiator

Second reception room

22'11" x 10'9" (7 x 3.3)

Extended, to the rear of the property, Feature fireplace, doors to paved part of garden.

Breakfast Room

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

Tiled floor, leads to kitchen

Kitchen

8'2" x 8'10" (2.5 x 2.7)

Tiled floor, integrated gas oven, and hob with extractor

Bedroom One

8'6" x 14'5" (2.6 x 4.4)

Double bedroom to the front of the property, fitted mirrored wardrobes, bay window

Bedroom two

13'1" x 8'6" (4 x 2.6)

Double bedroom with bay window, to the rear of the property, fitted wardrobes.

Bedroom Three

8'2" x 7'2" (2.5 x 2.2)

Bathroom

7'6" x 8'2" (2.3 x 2.5)

Double shower, separate bath, vanity unit with mirror, w/c and washing hand basin. PVC panelled walls and ceiling with spotlights

Outside

To the front of the property there is a drive for off road parking and access to the rear garden. The generous easily maintained rear garden has a brick build outbuilding (previously a garage) and a greenhouse

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			61
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, walls 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 not be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon have not been tested and no guarantee, as to their suitability or efficiency can be given. Made with Vergeon 0302

