



31 Rossett Road, Liverpool, Merseyside L23 3AN

Offers Over £275,000

We are pleased to bring to the market this substantial five bedroom semi detached property, situated a stones throw away from the vibrant college road, close to Crosby beach, great schools and transport links.

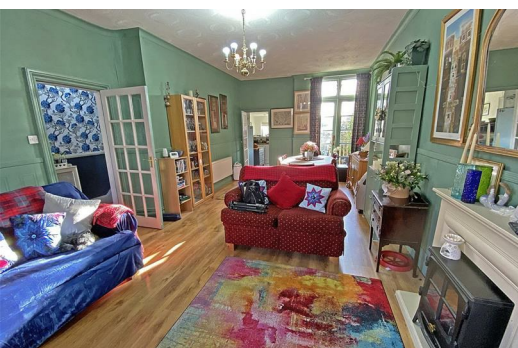
Whilst this property is in need of some repair and modernisation, there is no denying that similar properties are in short supply.. making the need for early viewing, essential.

The property briefly comprises of; Hall, through lounge, open plan kitchen with morning/snug room.

To the first floor there are three bedrooms, a dressing room and a family bathroom.

There are an additional two bedrooms on the second floor.

To View call 01519246000



Vestibule

2'11" x 3'11" (0.9 x 1.2)

Original wooden front door

Hallway

21'3" x 5'2" (6.5 x 1.6)

Stripped wooden floor and radiator

Dining Room

27'2"x.11'9" (8.3x3.6)

Splay Bay window to front, laminate flooring, electric fire, radiator and French doors to rear garden

Kitchen Lounge

11'1" x 21'11" (3.4 x 6.7)

Range of wall and base units, stainless steel sink unit, wooden worktops, gas hob, electric double oven, central heating boiler plumbed for washing machine and tiled flooring. Open to lounge area with laminate flooring and access to rear garden via French doors

Bedroom 1

12'1" x 12'9" (3.7 x 3.9)

Window and radiator

Bedroom 2

12'5" x 11'9" (3.8 x 3.6)

Window and radiator

Dressing Room

8'10" x 5'6" (2.7 x 1.7)

Window, radiator and range of fitted wardroves

Landing

5'6" x 12'5" (1.7 x 3.8)

Corridor

2'7" x 21'11" (0.8 x 6.7)

Bedroom 3

12'1" x 8'10" (3.7 x 2.7)

Window and radiator

Shower Room

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

Frosted window, shower, pedestal wash hand basin and radiator

W/C

14'5" x 2'11" (4.4 x 0.9)

Frosted window, low level W/C

Loft Bedroom 4

14'9" x 7'10" (4.5 x 2.4)

Window and radiator

Loft Bedroom 5

13'5" x 9'10" (4.1 x 3.0)

Window and radiator

Outside

To the front of the property there is a paved driveway with parking for several vehicles. To the rear of the property there is decking and a flagged area

