



## 23 Milton Road, Liverpool, Merseyside L22 4RE

Asking Price £235,000

A fantastic opportunity to purchase a deceptively spacious period 4 bedroom property, within a short walk from College Road and St Johns Road, local schools, amenities, and transport links of Crosby and Waterloo.

This charming Victorian period property is full of character and is ideal for a growing family. Recently refurbished this is a must see property.

To the ground floor, the property benefits from an entrance porch, hallway, 2 reception rooms with original features, a shower room, a utility room and a modern kitchen. To the first floor is a family bathroom, 4 bedrooms (en-suite to the master)



### Vestibule

4'6" x 4'1" (1.39 x 1.25)

UPVC glass door, original tile floor, original lead windows

### Hallway

5'4" x 22'7" (1.63 x 6.89)

Laminate floor, original features, radiator, under stairs storage and fully working alarm system

### Front Reception Room

16'0" x 11'9" (4.88 x 3.60)

UPVC bay window with panelling, laminate floor, wooden door with leaded insert, ceiling features

### Rear Reception Room

15'1" x 11'1" (4.6 x 3.38)

UPVC patio doors to rear decked area, laminate floor, wooden door with leaded insert

### WC and Shower Room

8'9" x 2'4" (2.67 x 0.73)

WC, sink with mixer tap and vanity unit, walk-in electric shower, vinyl floor

### Kitchen/Diner

11'6" x 18'1" (3.51 x 5.52)

Wall and base units, composite sink, electric hob and oven, 2x UPVC windows, laminate floor

### Utility Room

5'4" x 3'10" (1.63 x 1.18)

Plumbing for washing machine, laminate floor, storage cupboard

### Landing

Storage cupboard, radiator

### Bedroom 1

15'10" x 12'0" (4.85 x 3.66)

UPVC double-glazed window, ceiling features laminate floor, radiator

### Bedroom 2

12'7" x 11'1" (3.86 x 3.39)

UPVC double-glazed window, laminate floor, radiator, period built in storage cupboard, en suite

### En Suite

6'5" x 2'10" (1.98 x 0.87)

WC, sink. walk in electric shower fully tiled including floor

### Bedroom 3

11'8" x 11'6" (3.58 x 3.53)

UPVC double-glazed window, laminate floor, radiator, storage cupboard with boiler

### Bedroom 4

10'11" x 4'7" (3.33 x 1.40)

UPVC double-glazed window, laminate floor, radiator

### Family Bathroom

8'5" x 5'5" (2.59 x 1.66)

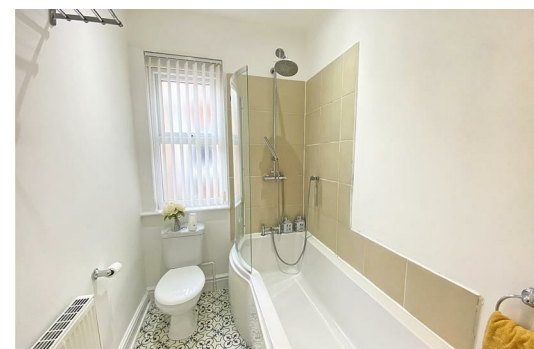
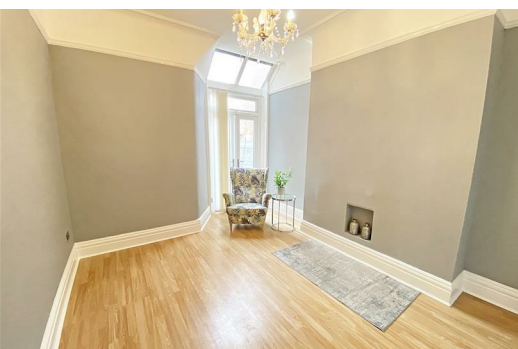
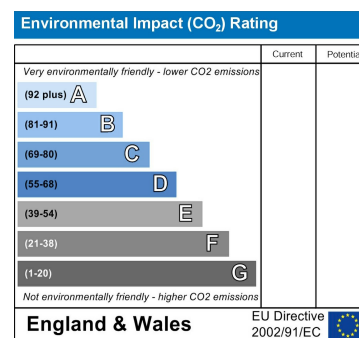
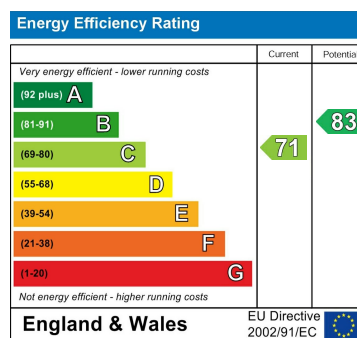
Pedestal sink, P-shaped bath with overhead shower, vinyl floor, UPVC double-glazed window

### Front Garden

Slate chippings

### Rear Garden

Decked



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