



53 Sunnyside Road, Liverpool, Merseyside L23 3AY

Asking price £220,000

Bluerow Homes are delighted to bring to the market this stylish, three bedroom, end of terrace, located in the heart of Crosby.

This family home is situated on the left hand side of a popular cul-de-sac off College Road, within easy reach of several good local schools, shops, transport links and motorway access.

This extended property provides modern living ideal for both home buyers and investors alike. The accommodation has uPVC double glazing and gas fired central heating. There are gardens to the front and rear together with a brick built garage, off road parking and on street parking available.

Viewing highly recommended to appreciate all that this home has to offer.

- Three Bedrooms
- Front and Rear Gardens
- Off Road Parking
- Open plan living/Dining/Kitchen
- Brick Built Garage
- Gas Fired Central Heating

Hallway

UPVC double glazed door with frosted inset window double glazed privacy windows around. Karndean flooring. under stairs storage. Suspended ceiling lighting. Gas fired central heating radiator. Stairs leading to upper floor. Doors to all ground floor rooms. Secure alarm panel.

Front reception Room

14'2" x 10'9" (4.33 x 3.30)

UPVC double glazed box bay window with front aspect. Gas fired central heating radiator. Suspended ceiling ceiling. Carpet flooring. Stylish granite fire surround and inset hearth with living flame gas fire.

Rear Reception

13'4" x 10'10" (4.07 x 3.32)

Door off hallway. Carpet flooring, Wood burning fire with Oak mantle and York stone hearth. Gas fired central heating radiator. Suspended ceiling light. Open plan to;

Dining Kitchen Area

9'3" x 15'7" (2.82 x 4.77)

UPVC Double glazed french doors overlooking rear garden and two double glazed windows with granite window ledges. Large Velux roof window. Gas central heating radiator. Karndean flooring.

Kitchen comprising Wall, base and drawer units in cream finish with chrome handles and contrasting black granite work surfaces. Integrated appliances include; Bosch four ring gas hob, oven and grill, chimney style extractor hood. Zanuzzi dish washer, Indesit washing machine and dryer, Frankie 1 1/2 bowl stainless steel sink and drainer board with mixer tap. Space for fridge freezer. Valiant combi boiler. Down lights.

Landing

Carpeted turn staircase leading to upper floor and landing. Double glazed frosted window. Suspended ceiling light.

Front Bedroom One

14'11" into bay x 10'11" (4.55 into bay x 3.33)

Good size double bedroom with front facing aspect. UPVC double glazed box bay window. gas fired central heating radiator. ceiling light.

Rear Bedroom Two

11'2" x 10'8" (3.42 x 3.26)

Double bedroom with rear aspect. UPVC double glazed window. Gas fired central heating radiator. Suspended ceiling light.

Loft access with pull down ladder. Loft part boarded with lighting.

Bedroom Three

5'4" x 8'9" (1.64 x 2.68)

UPVC double glazed window. carpet flooring. Suspended ceiling lighting. gas fired central heating radiator. Side aspect.

Family Bathroom

Three piece white suite comprising; low level w.c., pedestal wash hand basin. Panel bath with fitted shower over and glazed screen. Travertrine wall tiles. Kardean flooring. Frosted uPVC double glazed windows.

Gardens

Front garden laid to lawn with planted privacy edge to front.

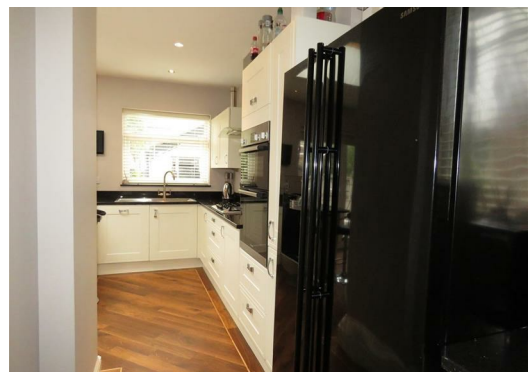
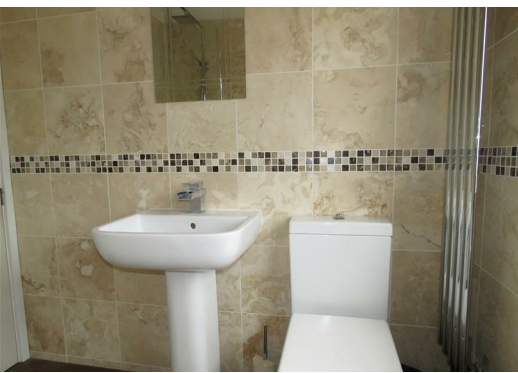
Rear garden Laid to lawn with flower edge border. Flagged patio area ideal for Alfresco dining.

Side gate leading to garage and front access.

Garage and Off Road Parking

Brick built garage.

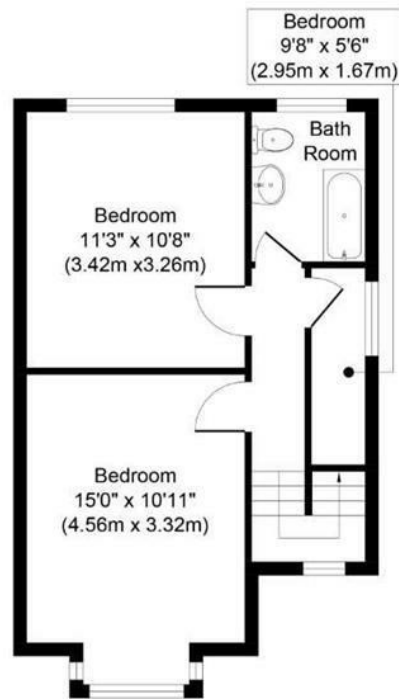
Paved area providing off road parking.







Ground Floor
Approximate Floor Area
573 sq. ft
(53.24 sq. m)



First Floor
Approximate Floor Area
420 sq. ft
(39.02 sq. m)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		
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