

Cameron Mackenzie

0151 480 0123

23 Sandiway, Huyton



Price £160,000



In brief...

- ▶ Mid Terraced House
- ▶ Through Lounge/Dining Room
- ▶ Breakfast Kitchen
- ▶ Two Wet Rooms
- ▶ Three Bedrooms
- ▶ Gardens & Parking
- ▶ GCH & Double Glazing
- ▶ Offered Without Chain

Huyton Office: 17 Tarbock Road, Huyton, L36 5XN

www.cameronmackenzie.co.uk

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Cameron Mackenzie are pleased to offer for sale this mid terraced property situated in a popular location in Huyton with local amenities, schools and transport links nearby. The accommodation briefly comprises of entrance hall, through lounge/dining room, breakfast kitchen, ground floor wet room, three bedrooms and first floor wet room. Outside there are well maintained gardens to the front and rear and driveway providing off road parking. The property benefits from a gas central heating system and double glazing and is offered with NO CHAIN.

Entrance Hall With built in cupboard.

Through Lounge/Dining Room 6.34m (20' 10") x 3.43m (11' 3") with feature fireplace, window to the front elevation and French doors onto rear garden.

Breakfast Kitchen 4.80m (15' 9") x 2.92m (9' 7") with a range of base and wall units, working surfaces, single drainer stainless sink, gas cooker, washing machine, tiled splashbacks, tiled floor, understairs cupboard, door to enclosed front area, window to the rear elevation.

Wet Room 1.50m (4' 11") x 1.40m (4' 7") with Triton shower fitment, vanity wash hand basin, low level WC, part tiled walls, window to the rear elevation.

FIRST FLOOR

Landing With loft access.

Bedroom 1 3.43m (11' 3") x 3.21m (10' 6") with built in cupboard and window to the front elevation.

Bedroom 2 3.44m (11' 3") x 2.99m (9' 10") with built in cupboard and window to the rear elevation.

Bedroom 3 3.40m (11' 2") x 2.99m (9' 10") with built in cupboard and window to the front elevation.

Wet Room 2.27m (7' 5") x 1.79m (5' 10") with shower area, pedestal wash hand basin, low level WC, tiled walls, two windows to the rear elevation.

OUTSIDE

Front Enclosed garden area with artificial lawn and adjacent paved driveway providing off road parking.

Rear Enclosed garden, laid to lawn with beds and borders, patio area and garden shed.

VIEWING: Viewing is strictly by appointment with our Huyton office on 0151 480 0123.

PLEASE NOTE: These particulars are believed to be correct but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must satisfy themselves as to their accuracy. None of the above appliances/services have been tested and we recommend purchasers arrange for a qualified person to carry out checks before legal commitment. All measurements are to a maximum.

MORTGAGE ADVICE: Talk to our Independent Mortgage Advisor. This is a free service which is available on this or any other property you may be interested in & you are under no obligation whatsoever to take advantage of this service.



This floor plan is for illustrative purposes only
and should not be relied upon for accuracy.

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