

# Cameron Mackenzie

0151 480 0123

## 19 High Beeches, Childwall



**Price £375,000**



### ***In brief...***

- ▶ Well Presented Detached House
- ▶ Ground Floor WC
- ▶ Two Reception Rooms
- ▶ Dining Kitchen & Conservatory
- ▶ Three Bedrooms
- ▶ Family Bathroom
- ▶ Gardens & Garage
- ▶ GCH & Double Glazing

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

**[www.cameronmackenzie.co.uk](http://www.cameronmackenzie.co.uk)**

## 19 High Beeches, Childwall

Cameron Mackenzie are delighted to offer for sale this detached property situated in a quiet cul-de-sac location in Childwall close to Court Hey Park. The well presented accommodation briefly comprises of entrance hall, ground floor WC, lounge, dining room, conservatory, dining kitchen, three bedrooms and family bathroom. Outside there is off road parking and attached garage to the front with enclosed garden to the rear. The property benefits from a gas central heating system and double glazing and viewing is essential

**Entrance Hall** With dado rail, stairs to first floor, tiled floor, and double doors to lounge.

**Ground Floor WC** 1.41m (4' 8") x 0.90m (2' 11") comprising of a low level WC, vanity wash hand basin, part tiled walls, tiled floor, heated chrome towel radiator and window to the side elevation.

**Lounge** 4.02m (13' 2") x 3.79m (12' 5") with feature fireplace incorporating electric fire, dado rail, laminate flooring, window to the front elevation with plantation shutter, open through to:-

**Dining Area** 3.31m (10' 10") x 2.39m (7' 10") with dado rail, laminate flooring, French doors to conservatory, and door to:-

**Dining Kitchen** 4.76m (15' 7") x 3.60m (11' 10") equipped with a matching range of base and wall units, working surfaces and matching splashbacks, 1.5 bowl ceramic sink unit, built in double oven and five burner gas hob with extractor hood over, integrated dishwasher and washing machine,, kick board and under cabinet lighting, window to the rear elevation with plantation shutter, personal door to garage, space for table and chairs, French doors onto conservatory.

**Conservatory** 4.49m (14' 9") x 3.20m (10' 6") with insulated roof, spot lighting, laminate flooring and French doors onto garden.

### FIRST FLOOR

**Landing** With dado rail, window to the side elevation with plantation shutter, access to loft space.

**Bedroom 1** 3.98m (13' 1") x 2.78m (9' 1") with a range of fitted wardrobes and drawers, window to the front elevation with plantation shutter.

**Bedroom 2** 2.78m (9' 1") x 2.77m (9' 1") with built in cupboard, window to the rear elevation with plantation shutter.

**Bedroom 3** 2.91m (9' 7") x 1.97m (6' 6") with built in cupboard, laminate flooring and window to the front elevation with plantation shutter.

**Bathroom** 1.88m (6' 2") x 1.86m (6' 1") comprising of a three piece suite including panelled bath with glazed screen and rainwater shower fitment over, vanity wash hand basin, low level WC, tiled walls with aqua wall around the bath, heated chrome towel radiator, under floor heating, spot lighting, window to the rear elevation.

**OUTSIDE**

**Front** Block paved driveway providing off road parking, electric charging point and giving access to:-

**Attached Garage** 5.44m (17' 10") x 2.53m (8' 4") with light and power laid on, plumbing for washing machine, wall mounted Worcester gas central heating boiler, up and over door.

**Rear** Enclosed garden, laid to lawn with paved patio areas and timber 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.











