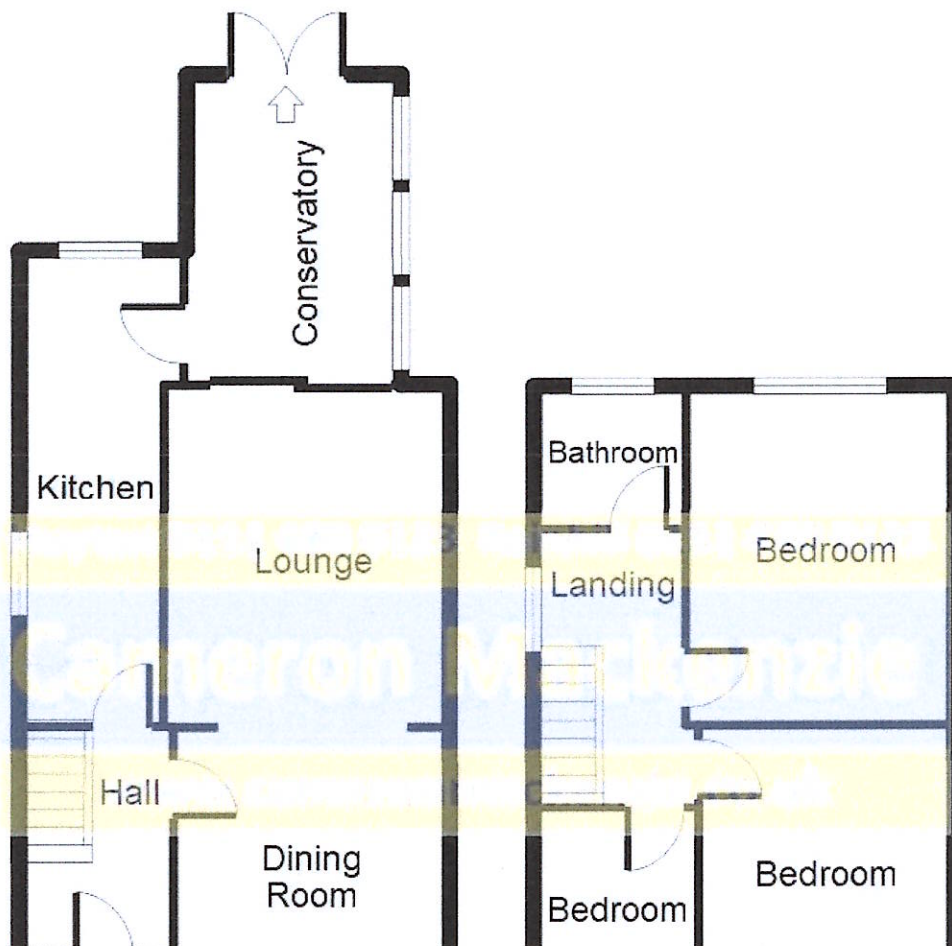


VIEWING: Viewing is strictly by appointment with our Huyton office on 0151 480 0123.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	60	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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		
England & Wales		
EU Directive 2002/91/EC		

91 Easton Road, Huyton

Cameron Mackenzie are delighted to offer for sale this well presented semi-detached property situated in a popular and sought after area with local amenities, schools and public transport nearby. The accommodation briefly comprises of entrance porch, hall, through lounge/dining room, conservatory, kitchen, three bedrooms and family bathroom. Outside there is off road parking to the front and enclosed garden to the rear. The property benefits from a gas central heating system and double glazing and is offered with NO CHAIN.

Entrance Porch With door to:-

Hall With laminate flooring and stairs to first floor.

Dining Room 3.52m (11' 7") x 3.29m (10' 10") with dado rail, laminate flooring, window to the front elevation and open through to:-

Lounge 4.08m (13' 5") x 3.77m (12' 4") with feature fireplace incorporating living flame coal effect gas fire, laminate flooring, wall light points and sliding patio doors through to:-

Conservatory 3.70m (12' 2") x 2.56m (8' 5") with tiled floor and French doors onto rear garden.

Kitchen 5.68m (18' 8") x 1.93m (6' 4") equipped with a matching range of base and wall units, working surfaces, single drainer stainless steel sink, gas cooker point, plumbing for washing machine, space for fridge and freezer, tiled floor, tiled splashbacks, windows to the side and rear elevations, door to conservatory.

FIRST FLOOR

Landing With laminate flooring, access to loft and window to the side elevation.

Bedroom 1 3.67m (12' 0") x 3.06m (10' 0") with fitted wardrobes, laminate flooring and window to the front elevation.

Bedroom 2 4.04m (13' 3") x 3.19m (10' 6") with fitted wardrobes, laminate flooring and window to the rear elevation.

Bedroom 3 2.60m (8' 6") x 1.96m (6' 5") with laminate flooring and window to the front elevation.

Bathroom 1.81m (5' 11") x 1.69m (5' 7") comprising of a three piece suite including panelled bath with Triton shower fitment over and glazed screen, pedestal wash hand basin, low level WC, tiled walls, window to the rear elevation.

OUTSIDE

Front Enclosed block paved driveway providing off road parking.

Rear Well maintained enclosed garden, laid to lawn with beds and borders, paved patio area and timber shed.