



10 Discovery Road, Liverpool, Merseyside L19 8DB
£315,000

bluerow
SALES | LETTINGS | INVESTMENTS

**** Viewings have now started 12.10.22****

Bluerow homes are delighted to give you the opportunity to purchase this spacious four bedroom property situated in Discovery Road, L19.

If you are looking for a family home the location is perfect, being conveniently placed close to local supermarkets, shopping parks and primary schools.

The property is detached and benefits from a corner plot , two garages and driveway.

To the ground level the property briefly comprises of hallway leading to two living rooms, dining room and separate kitchen, under stairs toilet , conservatory and rear garden.

To the upper level the property boasts four bedrooms, with the master having an En-suite bathroom and an additional family bathroom.

Viewing is highly recommended to value the properties true potential.



Hallway

Laminate flooring throughout, wall radiator, doors leading to all rooms.

Under stairs Toilet

Tiled floor, toilet and sink.

Reception one

Laminate flooring throughout, wall radiator, double glazed window, double doors opening into dining room.

Dining area

Laminate flooring, wall radiator, double doors leading to conservatory.

Kitchen

Fitted kitchen comprising of wall, drawer and base units, Integrated fridge freezer, Oven, Hob and extractor fan, plumbing for washing machine, 1.5 stainless steel sink and tap, wall radiator , double glazed window which overlooks the garden and door to rear garden.

Conservatory

Laminate flooring throughout, double doors to access rear garden and decked seating area.

Reception Two

Laminate flooring throughout, wall radiator, double glazed window.

Bedroom One

Fitted wardrobes, laminate flooring, storage cupboard and door to En-suite bathroom. Double glazed windows.

En-Suite

Tiled floor, suite comprising of shower, wc and sink, double glazed window and wall radiator.

Bedroom Two

Laminate floor, radiator and double glazed window.

Bedroom Three

Laminate flooring, radiator and double glazed window.

Bedroom Four

Fitted wardrobes, laminate flooring, radiator and double glazed window.

Family bathroom

Suite which comprises of Bath with shower over, toilet and wash hand basin. radiator and double glazed window.

Rear Garden

Decked seating area and grass lawn.

Two Garages

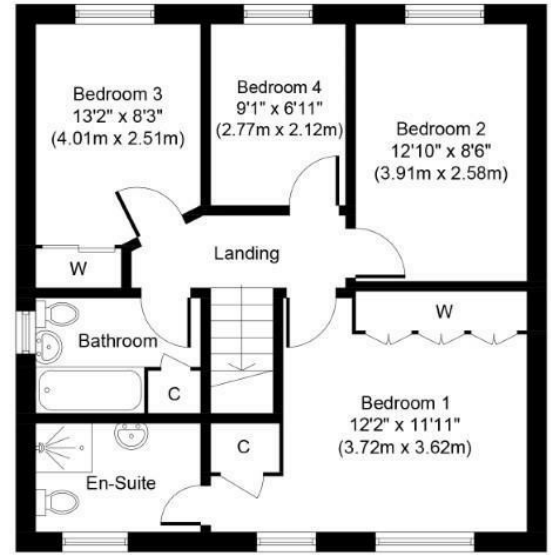
Double Garage and Driveway







Ground Floor
Approximate Floor Area
805 Sq. ft.
(74.8 Sq. m.)



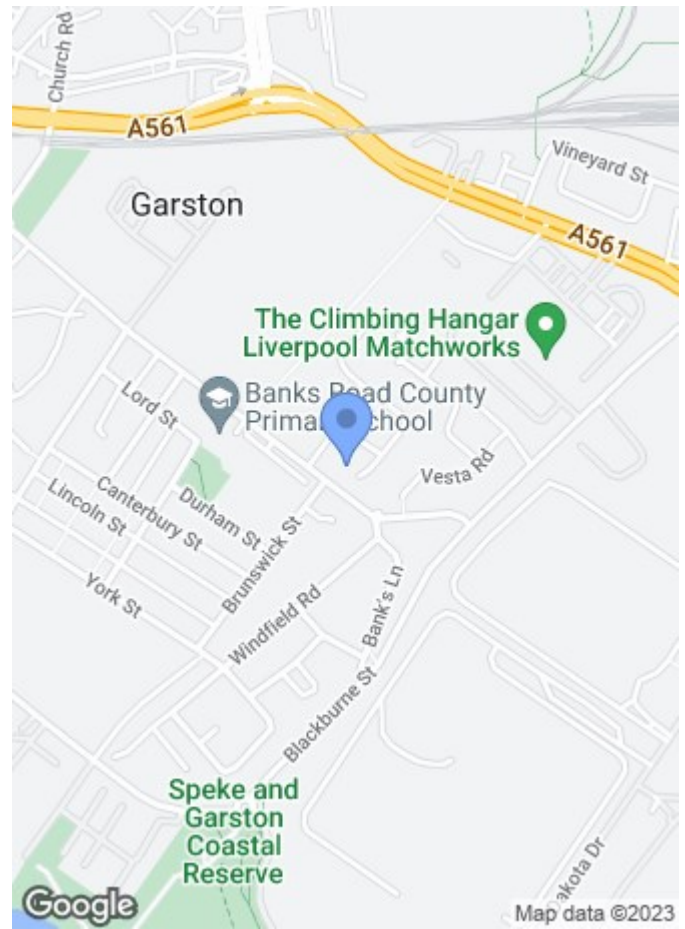
First Floor
Approximate Floor Area
618 Sq. ft.
(57.4 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(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			
England & Wales		EU Directive 2002/91/EC	



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