



22 Sunnyside Road, Liverpool, L23 3AZ

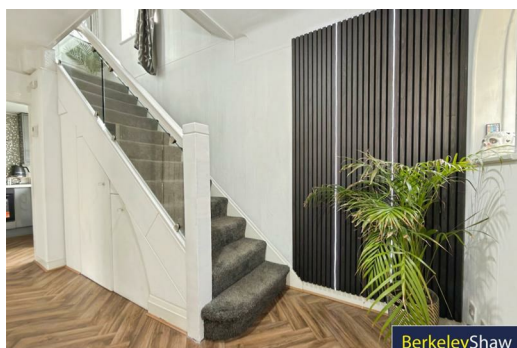
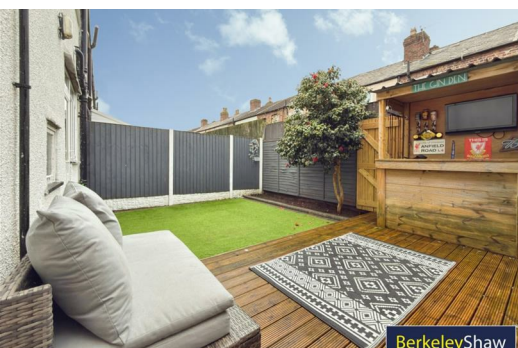
Asking Price £270,000

An EXCEPTIONAL three bedroom DOUBLE BAY FRONTED family home, beautifully presented throughout and offering generous living space, OFF-ROAD PARKING for two cars, a GARAGE, CAR PORT and a easy maintenance garden complete with a bespoke timber GIN BAR. Situated in the highly sought-after L23 location close to Crosby BEACH, excellent SCHOOLS, restaurants and the TRAIN station, this property is offered in IMMACULATE CONDITION with NO WORKS REQUIRED, making it a rare opportunity for buyers seeking a stylish, ready-to-move-into home with fantastic outdoor entertaining space.

Upon entering, a SPACIOUS and welcoming hallway with a contemporary glass staircase leads to the main living areas. The front lounge is filled with natural light from the BAY WINDOW and benefits from a gas fireplace, feature window, fitted carpet and decorative wood panelling, creating a warm yet refined reception room. Next door is a generous FAMILY/DINING ROOM providing additional living space and features a second BAY WINDOW along with attractive wood-effect Vinyl flooring, offering the perfect setting for both everyday family life and entertaining.

The property continues to impress with a STYLISH, fully fitted MODERN KITCHEN finished in sleek grey HIGH-GLOSS units, with integrated appliances including a microwave and distinctive HERRINGBONE style Vinyl flooring. A door leads out to the EASY-MAINTENANCE rear garden with artificial lawn, flowering shrub borders and a timber built GIN BAR, creating an ideal space for relaxing or hosting. To the first floor, the PRINCIPAL BEDROOM sits to the front and benefits from an attractive BAY WINDOW, while the second DOUBLE BEDROOM also enjoys a bay window outlook. The third bedroom, featuring a side bay window, is currently used as a HOME OFFICE. A modern family bathroom includes a full-size bath with over shower.

Properties offering this combination of SPACE PARKING and OUTDOOR ENTERTAINING in such a desirable L23 setting are rarely available.



Hall

14'3" x 7'7" (4.36 x 2.33)

Herringbone style wood-effect Vinyl flooring, glass panel staircase to first floor, designer vertical wall panelling feature with LED mood lighting, window to front aspect, doors to ground floor rooms.

Lounge

16'8" x 10'5" (5.09 x 3.19)

Large bay window to the front aspect, wood wall panelling, fitted carpet, gas feature fireplace.

Family Room

16'7" x 10'7" (5.06 x 3.25)

Large Bay window to the front aspect, wood-effect laminate flooring.

Kitchen

8'6" x 8'0" (2.60 x 2.45)

Herringbone style wood-effect Vinyl flooring, fitted grey high-gloss base and wall units, oven with hob and over extractor, integrated microwave. Sink with drainer, window and door to rear garden.

Bedroom 1

16'6" x 11'6" (5.05 x 3.52)

DOUBLE - To the front aspect with bay window and fitted carpet.

Bedroom 2

15'8" x 10'8" (4.80 x 3.27)

DOUBLE - to the front aspect with fitted carpet.

Bedroom 3

15'8" x 10'8" (4.80 x 3.27)

SINGLE - to the side aspect, fitted carpet. Fitted boiler in cupboard.

Bathroom

6'8" x 8'0" (2.05 x 2.45)

Full-size bath with over electric shower and glass screen, WC and sink with under storage, heated towel rail, frosted window to rear aspect, tiled walls and floor.

Garage

9'3" x 14'5" (2.83 x 4.41)

A great space for storing gardening tools, home gym or for a car.

Landing

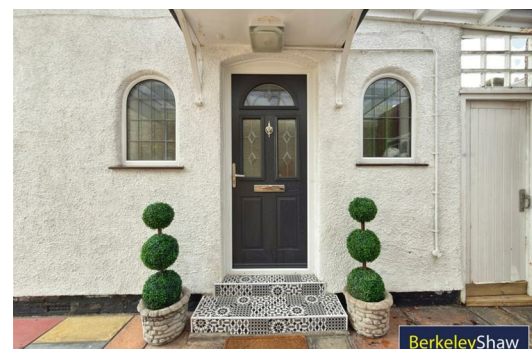
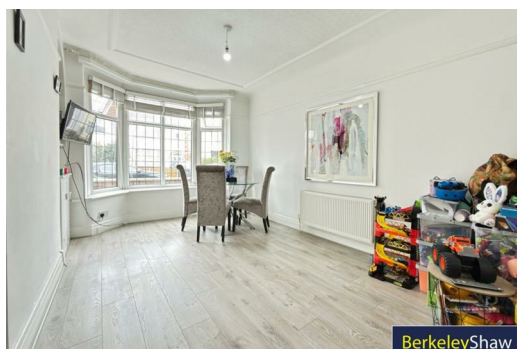
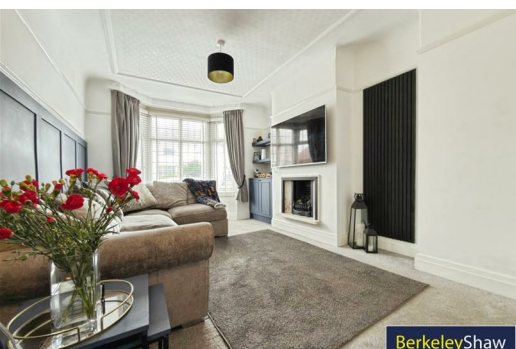
Filled with light from window to rear aspect.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
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	



While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendors, agents and appraisers shall have no liability and no guarantee as to their reliability or accuracy or for any other reason.



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