



16 Boundary Drive, Liverpool, Merseyside L23 7UZ

Offers In Excess Of £220,000

Want to live in area with TOP RANKED schools and within walking distance of Crosby Village?

Berkeley Shaw have an opportunity to acquire an excellent 3 BED semi-detached house with NO CHAIN situated in a popular residential area and in need of Refurbishment.

This family accommodation offers reception hall, lounge, extended rear reception room and kitchen. To the first floor there are three bedrooms a bathroom and separate WC. There is a garden laid to lawn to the rear, whilst at the front, a driveway providing off road parking and access to a garage.

The property benefits from double glazing and electric storage heaters.



Porch

With UPVC double glazed storm doors and tiled floor

Hall

14'9" x 7'2" (4.5 x 2.2)

Windows to front porch meter cupboards and original parquet flooring

Front Lounge

13'1" x 11'5" (4.0 x 3.5)

UPVC double glazed windows to front, night storage heater, marble fire surround and original parquet flooring

Rear Dining Room

23'11" x 11'1" (7.3 x 3.4)

UPVC double glazed windows to rear, night storage heater, mable fire surround and original parquet flooring

Kitchen

9'2" x 8'10" (2.8 x 2.7)

UPVC double glazed window to rear and door to side, range of wall and base units, stainless steel sink, electric hob and oven with extractor fan above, tiled splash backs and flooring, under stairs storage

Landing

UPVC double glazed window to side and access to loft

Bedroom 1

13'1" x 11'9" (4.0 x 3.6)

UPVC double glazed window to front, night storage heater and built in storage

Bedroom 2

12'1" x 11'5" (3.7 x 3.5)

UPVC double glazed window to front night storage heater and built in storage cupboard

Bedroom 3

9'10" x 7'6" (3.0 x 2.3)

UPVC double glazed window to front

Bathroom

7'2" x 4'3" (2.2 x 1.3)

UPVC frosted double glazed window to rear. Walk in bath with shower over, pedestal wash hand basin, built in airing cupboard part tiled walls

Separate WC

UPVC frosted window to side, low level WV part tiled walls

Garage

Single brick built garage with up and over door

Outside

To the front of the property there is a drive with parking for several cars. lawned area and boarders with flowers and shrubs.

To the rear of the property there is a brick built outhouse, patio area lawn, trees and shrubs

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		
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