



2 Masefield Grove, Liverpool, Merseyside L16 3GF

£199,950

A true detached 3 bedroom Bungalow which is a must see!

Berkeley Shaw present this incredible opportunity to purchase this exceptional property in the heart of Childwall.

Benefiting from gardens front and back, the property has a large lounge, 3 bedrooms (one could be used as a dining room), bathroom, kitchen and garage.

The property also has gas central heating and UPVC Double Glazed Windows.

Viewing is strictly via this office: Berkeley Shaw 0151 924 6000.



Hallway

UPVC frosted double glazed door, L shaped hall radiator, cloaks cupboard and storage cupboard housing the hot water tank, loft access

Lounge

20'4" x 14'1" (6.2 x 4.3)

UPVC double glazed box bay window to side and second UPVC window to side, radiator x 2, feature fire surround with marble inset and hearth and electric coal effect fire

Kitchen

10'2" x 8'6" (3.1 x 2.6)

UPVC frosted double glazed door to rear, UPVC double glazed window to rear, single drainer stainless steel sink with mixer tap, gas hob with extractor fan above, electric oven range of wall and base units, plumbed for washing machine, integrated fridge freezer Solo boiler, tiled walls and floor UPVC clad ceiling with inset lights.

Bedroom 1

10'5" x 9'10" (3.2 x 3)

UPVC double glazed window to side, radiator, range of fitted wardrobes and chest of draws

Bedroom 2/ Dining Room

11'9" x 7'8" (3.6 x 2.36)

UPVC double glazed patio doors to rear garden, radiator

Bedroom 3

9'2" x 8'6" (2.8 x 2.6)

UPVC double glazed window, radiator, range of fitted wardrobes and draws

Bathroom

8'6" x 6'2" (2.6 x 1.9)

UPVC frosted double glazed window, paneled bath with mixer tap/shower above, glass shower screen, vanity base units housing the WC and wash hand basin, ladder towel rail, tiled walls and flooring

Rear Garden

There is a part walled rear garden with a patio area and a variety of shrubs trees and lawn

Front Garden

There is a pressed concrete driveway for 2 cars leading to a

single garage, lawn and a hedge to the front, flower beds with shrubs to the side and access to the rear garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		59
(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		78
(81-91) B		
(69-80) C		57
(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



TOTAL APPROX. FLOOR AREA 1456 SQ.FT. (135.2 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. 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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