



## 20 Orchard Dale, Liverpool, Merseyside L23 2RJ

Offers In Excess Of £260,000

BERKELEY SHAW CROSBY are delighted to bring to the market this stunning and immaculately presented three bedroom semi detached family home situated in a popular residential area, boasting a WEST FACING GARDEN. There are two lovely reception rooms, a stunning kitchen breakfast room, three bedrooms and modern shower room. There is a well maintained lawned garden with garden shed.



## Porch

Double glazed doors into the entrance porch. Original door with paned glass to sides.

## Entrance Hallway

A light and airy entrance hall with double glazed obscured window to side. Doors off to dining room, living room and kitchen. Stairs to the first floor. Under stairs cupboard.

## Formal Dining Room

12'3" x 11'9" + bay window (3.75 x 3.59 + bay window)

With double glazed bay window to front. Radiator. Feature gas fire with lovely surround.

## Living Room

12'4" x 11'10" + bay window (3.76 x 3.62 + bay window)

With double glazed bay window to rear. Radiator. Feature gas fire with lovely surround.

## Kitchen Breakfast Room

13'8" x 8'8" (4.18 x 2.66)

A stunning kitchen breakfast room fitted with a modern range of gloss base and wall units with complimenting granite work surfaces over incorporating sink unit. Feature vaulted ceiling with two Velux windows. Built in oven, combination microwave/oven, five ring induction hob, extractor hood, fridge and freezer, dish washer and washing machine. Double glazed door opening on to the patio area of the rear garden.

## First Floor Landing

With lovely double glazed bay window to side.

## Bedroom One

14'11" x 9'3" maximum measurements (4.56 x 2.84 maximum measurements)

Double glazed bay window to front. Built in wardrobes. Radiator.

## Bedroom Two

15'3" into bay x 9'1" (4.65 into bay x 2.79)

Double glazed bay window to rear. Built in wardrobes. Radiator.

## Bedroom Three

8'4" x 7'4" (2.55 x 2.24)

Double glazed bay to front. Built in wardrobes. Radiator.

## Shower Room

Fitted with a modern suite comprising shower cubicle, hand wash basin and WC. Double glazed window to rear.

## Garden

The garden is westerly facing and is mainly laid to lawn with attractive shrub borders. Shed with electric.

