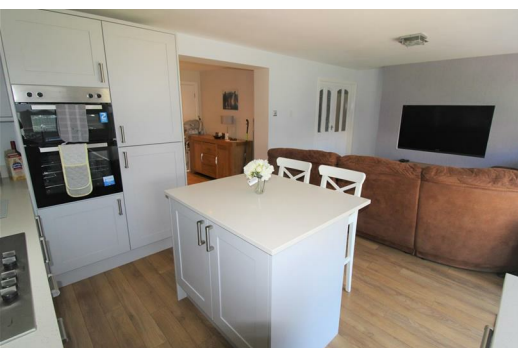




## 43 Leagate, Liverpool, Merseyside L10 1NH

Guide Price £175,000

BERKELEY SHAW are delighted to bring to the market for sale, this exceptionally well presented and EXTENDED three bedroom family home. The property has benefited from a stunning wrap around, ground floor extension that provides a stunning kitchen / family room the rear, spacious utility room to the side and cosy lounge to the front. To the first floor there are three bedrooms and a family bathroom. The rear garden is mainly laid to lawn and is fenced and enclosed. An internal inspection is highly recommended to appreciate this lovely family home.





Entrance Hallway

Double glazed door into the hallway. Stairs to first floor. Radiator. Laminate flooring. Door to lounge.

Lounge

14'2" x 11'11" (4.32 x 3.64)

Double glazed window to front. Laminate flooring. Radiator. Door to dining room.

Dining Room

15'3" x 8'9" (4.66 x 2.67)

Laminate flooring. Radiator. Open to the kitchen family room. Under stairs storage.

Kitchen/ Family Room

Fitted with a stunning range of grey base and wall units with complimenting stone work surfaces over incorporating sink unit. Feature island unit with bar stool seating and further storage. Built in double oven, 5 ring gas hob and extractor. Built in fridge freezer and dishwasher. Laminate flooring. Two double glazed windows overlooking the rear garden and double glazed patio doors opening on to the patio area of the rear garden. Door to the utility room.

Utility Room

18'8" x 6'11" (5.70 x 2.11)

A spacious utility room with double glazed window to front. Space for under counter washing machine and tumble dryer.

First Floor

With double glazed window to side and doors off to bedrooms one, two and three and family bathroom.

Bedroom One

11'5" x 8'6" (3.50 x 2.61)

Double glazed window to rear. Radiator.

Bedroom Two

11'10" x 8'7" (3.61 x 2.63)

Double glazed window to front. Radiator.

Bedroom Three

8'1" x 6'5" (2.48 x 1.96)

Double glazed window to front. Radiator.

Family Bathroom

Fitted with a suite comprising paneled bath with shower over, hand wash basin into vanity unit and WC. Double glazed obscured window to front.

Garden

The rear garden is mainly laid to lawn and is fenced and enclosed.

Parking

There is driveway parking to the front of the property for two vehicles.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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