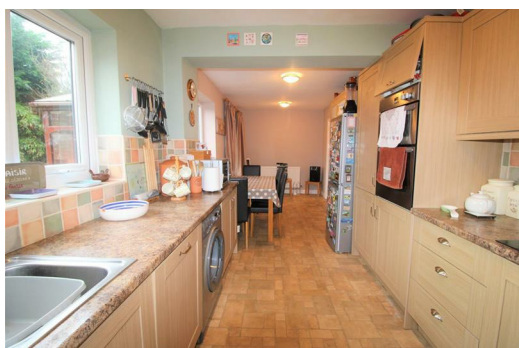




12 Hawthorne Crescent, Liverpool, Merseyside L37 4JF

Guide Price £299,000

BERKELEY SHAW are pleased to offer for sale this well presented FOUR BEDROOM DETACHED home. The property offers well proportioned accommodation with good sized lounge, kitchen/dining room and conservatory that opens on to the lawned rear garden. To the first floor there are four bedrooms with a master ensuite bathroom and updated shower room. There is a single garage and plenty of driveway parking. An internal inspection is highly recommended. NO CHAIN.



Entrance

Door into the entrance, with storage cupboard and laminate flooring.

Lounge

16'4" x 14'0" (4.983 x 4.288)

With double glazed window to front, laminate flooring and stairs to the first floor. Gas fire with feature surround. Door to kitchen dining room. Radiator.

Kitchen Dining Room

23'1" x 7'10" (7.050 x 2.392)

Fitted with a range of wood effect base and wall units with roll top work surfaces over incorporating stainless steel sink unit. Built in dish washer, double oven and extractor. Space for freestanding fridge freezer and washing machine. Wall mounted Worcester boiler. Two double glazed windows over looking the rear garden. Door gaining access to side. Radiator.

Conservatory

13'11" x 12'10" (4.256 x 3.920)

With double glazed windows to three sides and radiator.

First Floor

With doors off to bedrooms one, two, three and four and shower room.

Master Bedroom

13'3" x 8'0" (4.048 x 2.457)

Double glazed window to front. Radiator. Door to ensuite.

Ensuite Bathroom

8'0" x 5'6" (2.442 x 1.677)

Fitted with a suite comprising panel bath with shower over, hand wash basin and WC. Shaver point. Shelving.

Bedroom Two

13'2" x 7'6" (4.019 x 2.310)

Double glazed window to front. Laminate flooring. Radiator.

Bedroom Three

11'2" x 7'6" (3.412 x 2.309)

Double glazed window to rear. Laminate flooring. Radiator.

Bedroom Four

9'9" x 6'1" (2.993 x 1.876)

Double glazed window to front. Radiator.

Shower Room

6'1" x 5'8" (1.87 x 1.75)

Fitted with a suite comprising shower cubicle, hand wash basin and WC. Heated towel rail. Double glazed obscured window to rear.

Garden

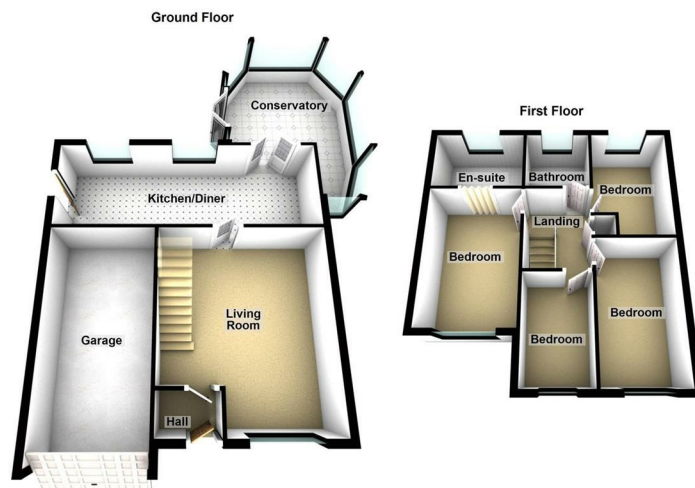
The rear garden is fenced and enclosed and mainly laid to lawn with patio area.

Single Garage

Up and over door. Power and light.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Measurement are approximate
Plan produced using PlanUp.



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