



17 Edison Close, Liverpool, Merseyside L37 6EX

Asking Price £308,700

BERKELEY SHAW are delighted to offer for sale this immaculately presented THREE BEDROOM detached family home, located in this popular residential location. Built in 2015, this home offers spacious accommodation that comprises entrance hallway, ground floor WC, kitchen dining room with doors on to the patio area of the rear garden, utility room and lounge. To the first floor there are three bedrooms with a master en suite shower room and family bathroom. The garden is laid mainly to lawn with patio area for sitting out. There is also a single garage and driveway parking for two cars. An early viewing is recommended to avoid disappointment.



Entrance Hallway

Double glazed door into the entrance hallway. Laminate flooring. Radiator. Doors off to lounge, kitchen dining room and WC. Stairs to the first floor.

WC

4'11" x 3'8" (1.52 x 1.13)

With WC and hand wash basin. Laminate flooring.

Lounge

18'3" x 9'6" (5.58 x 2.92)

A lovely dual aspect lounge with double glazed windows to front and side. Laminate flooring. Two radiators.

Kitchen Dining Room

18'2" x 8'4" (5.55 x 2.55)

Fitted with a modern range of white gloss base and wall units with complimenting work surfaces over incorporating stainless steel sink unit with mixer tap. Built in oven, gas hob, extractor hood and fridge freezer. Laminate flooring. Two radiators. Double glazed window to front. Double glazed doors opening on to the patio area of the rear garden. Door to utility room.

Utility Room

6'11" x 4'1" (2.12 x 1.27)

With space and plumbing for washing machine and tumble dryer. Cupboard housing boiler. Radiator. Laminate flooring. Double glazed window rear.

First Floor

With doors off to bedrooms one, two and three and family bathroom.

Master Bedroom

12'11" x 10'0" (3.95 x 3.05)

Double glazed window to side. Radiator. Door to en suite shower room.

Shower Room

8'8" x 4'9" (2.66 x 1.46)

An en suite shower room fitted with walk in double shower, hand wash basin and WC. Radiator.

Bedroom Two

11'4" x 9'0" (3.47 x 2.76)

Double glazed window to front. Radiator.

Bedroom Three

9'1" x 6'7" (2.77 x 2.01)

Double glazed window to front. Radiator.

Family Bathroom

7'7" x 5'6" (2.33 x 1.69)

Fitted with a suite comprising panel bath, hand wash basin and WC. Double glazed obscured window to front. Radiator.

Garden

The garden is laid mainly to lawn with patio area for sitting out.

Garage and Driveway

There is a single garage with up and over door and power and light. There is also driveway parking for two cars.

