



## 12 Dartford Drive, Liverpool, Merseyside L21 8LT

£143,000

BERKELEY SHAW are delighted to offer for sale this PERFECT FIRST TIME BUY or buy to let investment. The property offers well presented accommodation with entrance hall, Downstairs WC, open lounge, a Kitchen Diner that opens on to the near rear garden. Upstairs there are three bedrooms and a family bathroom. An early viewing is advised to avoid disappointment.

The property also benefits from a driveway!





Entrance Hallway

With laminate flooring, alarm and radiator

Lounge

14'9" x 12'5" (4.5 x 3.8)

UPVC double glazed window to front, radiator, under stairs storage cupboard and laminate flooring and stairs to first floor

Dining Kitchen

14'11" x 9'3" (4.56 x 2.82)

UPVC double glazed window to rear french doors to the rear garden, stainless steel sink, range of wall and base units gas hob, electric oven, extractor fan space for freestanding fridge freezer, plumbed for washing machine, combi boiler

W/C

UPVC double glazed frosted window, low level WC, wash hand basin, radiator and laminate flooring

Landing

With storage cupboard

Bedroom 1

12'0" x 8'3" (3.66 x 2.53)

UPVC double glazed window to front and radiator

Bedroom 2

10'6" x 8'3" (3.21 x 2.52)

UPCV double glazed window to rear and radiator

Bedroom/study

6'6" x 6'3" (2.0 x 1.92)

UPVC double glazed window to rear and radiator

Family Bathroom

6'3" x 6'1" (1.93 x 1.87)

UPVC double glazed frosted window, paneled bath with shower over, low level WC, pedestal wash hand basin, radiator, part tiled walls

Outdis

To the front of the property there is off road parking and to the rear there is s secluded garden with Indian stone patio area and artificial turf lawn area

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		
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