

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



# 8 Briary Croft, Liverpool, Merseyside L38 9ES

£260,000

BERKELEY SHAW are delighted to offer for sale this exceptionally well presented 3 BEDROOM DETACHED BUNGALOW very close to Hightown Beach.

The property benefits from an L shaped Lounge-Diner, Modern Kitchen, 3 Bedrooms and a Shower Room and gas central heating. One of the bedrooms is currently used as a second sitting room.

Externally there is off road parking for several cars and a garage with a power supply. The front and rear gardens are laid to lawn with shrubs.

The rear garden also has a paved patio area.

Please contact Berkeley Shaw on 0151 924 6000 to arrange an early viewing.







#### Vestibule

UPVC double glazed door

#### Hall

UPVC double glazed door, radiator, laminate floor, storage cupboard housing immersion tank,

## L Shaped Lounge

15'8" x 21'3" (4.8 x 6.5)

UPVC double glazed window x 2, radiator x 2, laminate floor

## **Kitchen**

10'5" x 8'10" (3.2 x 2.7)

range of wall and base units, electric double oven and hob with extractor fan, stainless steel sink with drainer and mixer tap, integrated fridge freezer, dishwasher and washing machine, part tiled walls, tiled floor, UPVC double glazed window, UPVC double glazed door.

## Storage Cupboard

Built in storage cupboard housing gas boiler.

#### **Shower Room**

7'10" x 5'2" (2.4 x 1.6)

low level WC, sink with storage cupboard, good size walk in shower, fully tiled walls and floors, UPVC double glazed window x 2,

#### Bedroom 1

9'2" x 7'10" (2.8 x 2.4)

UPVC double glazed window, radiator, fitted wardrobes.

## Bedroom 2

11'9" x 11'9" (3.6 x 3.6)

UPVC double glazed window, radiator.

## **Bedroom 3 / Lounge**

11'5" x 9'2" (3.5 x 2.8)

French doors leading to rear garden, radiator x 2, laminate floor

#### Outside

To the front there is a lawned area and driveway with parking for several cars.

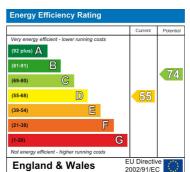
To the rear there is a patio, lawns and a selection of trees and shrubs

## Garage









Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO2 emissions (92 plus) A (81-91) B (69-80) C (55-68) D (55-68) C (21-35) F (1-20) G Not environmentally friendly - higher CO2 emissions EU Directive 2002/91/EC 2002/91/EC

GROUND FLOOR 2027 sq.ft. (188.3 sq.m.) approx.



TOTAL FLOOR AREA: 2027 sq.ft. (188.3 sq.m.) approx. Whist every attempt his been made to ensure the accuracy of the floorage contained fine, measurements of door, windows, normal and any other and any operational and no negociation in states fine any every. In the contract of the contr