



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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			70
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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



TOTAL FLOOR AREA: 2027 sq.ft. (188.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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