



3 Hester Close, Liverpool, Merseyside L38 0BP

£329,950

BERKELEY SHAW are pleased to offer for sale this THREE BEDROOM detached family home, situated within this popular residential area in HIGHTOWN.

The property offers spacious family living accommodation that comprises of an entrance hallway, 2 reception rooms, kitchen, conservatory, three bedrooms, WC and family bathroom.

An early viewing is advised to avoid disappointment.



Porch

6'2" x 2'3" (1.9 x 0.7)
UPVC sliding doors, tiled floor

Entrance Hall

11'9" x 8'6" (3.6 x 2.6)
Radiator, parquet floor, UPVC double glazed window, under stairs storage.

Front Reception Room

13'1" x 12'1" (4 x 3.7)
UPVC double glazed window x 3, fireplace for an electric fire, radiator, parquet floor.

Rear Reception Room

12'9" x 11'9" (3.9 x 3.6)
UPVC double glazed patio doors leading to the conservatory, radiator, parquet floor.

Conservatory

11'5" x 11'1" (3.5 x 3.4)
UPVC double glazing, UPVC double glazed patio doors to the rear, tiled floor

Kitchen / Diner

20'4" x 14'1" t shaped (6.2 x 4.3 t shaped)
Range of wall and base units, granite worktops, electric hob and oven, stainless steel sink with mixer tap, integrated microwave, fridge, radiator, tiled floor.

Bedroom 1

13'9" x 12'1" (4.2 x 3.7)
UPVC double glazed bay window, integrated wardrobe with sliding doors, radiator, laminate floor.

Rear Bedroom 2

12'9" x 11'9" (3.9 x 3.6)
UPVC double glazed window, radiator, integrated wardrobes with sliding door, laminate floor.

Bedroom 3

7'6" x 6'10" (2.3 x 2.1)
UPVC double glazed window, radiator, built in wardrobe, laminate floor.

WC

4'3" x 2'11" (1.3 x 0.9)
Low level WC, tiled walls and floor, UPVC double glazed window

Family Bathroom

8'10" x 6'10" (2.7 x 2.1)
Bath, sink with vanity unit, shower cubicle, heated towel ladder, fully tiles walls and floor, UPVC double glazed window.

Garage

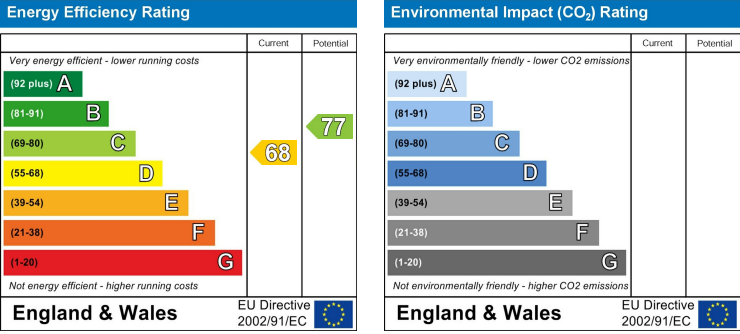
Up and over door to front, UPVC double glazed door to rear, UPVC double glazed window x 2, power sockets.

Rear Garden

Flagged area, entrance to garage

Front garden

Paved driveway with parking for several cars.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, balconies, terraces and any other areas are approximate and are not guaranteed to be exact. The floorplan is for information only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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