



38 Halifax Crescent, Liverpool, Merseyside L23 1TH

Offers In Excess Of £199,950

Berkeley Shaw are delighted to offer for sale this well presented two bedroom semi-detached bungalow situated in a highly sought after L23 location. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links and a number of top quality school in the area, Halifax Crescent has much to offer the potential buyer. The property itself briefly comprises an entrance hall, family bathroom room, two double bedrooms, open plan lounge & dining room and fitted kitchen. Outside there is a beautifully maintained south west facing rear garden that is not overlooked and a driveway to provide off road parking for several vehicles. The property also benefits from gas central heating, UPVC Double Glazing and is advertised with NO CHAIN.



Hallway

6'10" x 5'6" (2.1 x 1.7)

Sliding UPVC entrance door to hallway

Lounge

19'0" x 10'2" (5.8 x 3.1)

UPVC double glazed window to front and patio doors to the rear garden, gas fire and access to the kitchen

Kitchen

11'1" x 7'2" (3.4 x 2.2)

UPVC double glazed window, range of wall and base units, stainless steel sink, gas cooker point, plumbed for washing machine and space for table and chairs

Bedroom 1

14'1" x 10'9" (4.3 x 3.3)

UPVC double glazed window, radiator, range of built in wardrobes and storage

Bedroom 2

11'1" x 7'2" (3.4 x 2.2)

UPVC double glazed window and radiator

Bathroom

7'2" x 5'10" (2.2 x 1.8)

UPVC double glazed frosted window, paneled bath, pedestal wash hand basin and low level WC. Storage cupboard.

Outside

To the front of the property there is a well maintained garden and a drive to accommodate several vehicles leading to the single garage.

To the rear of the property there is a garden which is south west facing and not overlooked. It is easily maintained consisting of large patio area and borders of plants and shrubs.

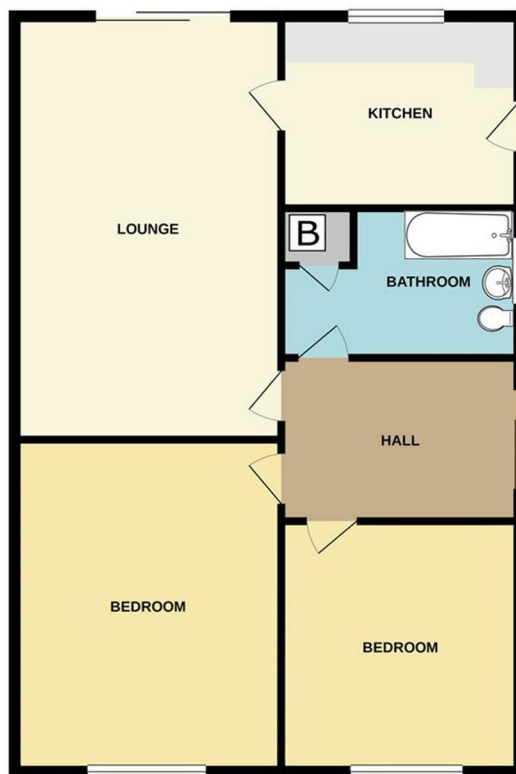
Garage

18'0" x 7'10" (5.5 x 2.4)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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