



46 Hatton Hill Road, Liverpool, Merseyside L21 9JN

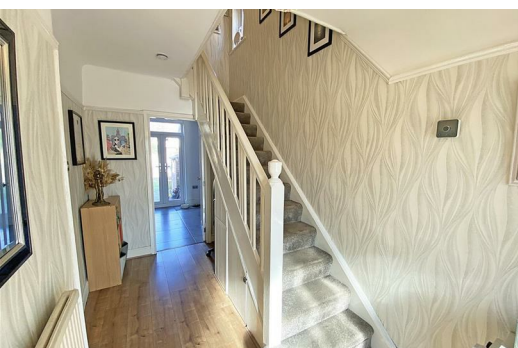
Offers In Excess Of £200,000

BERKELEY SHAW are pleased to bring to the market this beautiful three bedroom semi detached home in the popular residential area of LITHERLAND. The property is close to local amenities including shops, schools and transport links to motorways and surrounding areas.

The property comprises of an entrance hallway, reception room, open plan kitchen/diner fitted with high quality units finished with quartz work surfaces,, utility room and WC. On the first floor there are two double bedrooms and single bedroom along with family bathroom.

Set in a popular location this delightful three bedroom semi detached home provides excellent living space with quality fitments and tasteful décor throughout.

Please contact BERKELEY SHAW on 0151 924 6000 to secure your viewing!!



Ground Floor

Porch

6'2" x 2'7" (1.9 x 0.8)

UPVC double glazed door, tiled floor.

Hallway

12'9" x 6'2" (3.9 x 1.9)

Radiator, laminate floor

Reception Room

13'5" x 11'1" (4.1 x 3.4)

UPVC double glazed bay window, radiator, laminate floor

Kitchen / Diner

22'7" x 11'9" (6.9 x 3.6)

Range of high quality wall and base units finished with quartz worktops, island with stainless steel sink with mixer tap and seating, double gas cooker with extractor fan, integrated fridge, freezer, dishwasher and wine cooler, radiator, combi boiler, tiled walls and floor. UPVC double glazed patio doors x 2 leading to rear garden.

Utility Room

12'1" x 4'7" (3.7 x 1.4)

WC

3'11" x 2'11" (1.2 x 0.9)

Low level WC, sink with mixer tap, radiator, UPVC double glazed window, tiled walls and floor.

First Floor

Landing

UPVC double glazed window

Bedroom 1

14'1" x 9'6" (4.3 x 2.9)

UPVC double glazed bay window, fitted wardrobes, radiator, laminate floor.

Bedroom 2

11'9" x 10'2" (3.6 x 3.1)

UPVC double glazed window, fitted wardrobes, radiator, laminate floor.

Bedroom 3

6'10" x 7'10" (2.1 x 2.4)

UPVC double glazed window, radiator, laminate floor.

Family Bathroom

6'6" x 6'6" (2 x 2)

Outside

Front Garden

To the front there is a driveway and an electric vehicle charging point..

Rear Garden

54'1" x 22'11" (16.5 x 7)

The rear garden is laid to lawn with 2 patio areas and a shed.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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