



25 Mark Road, Liverpool, Merseyside L38 0BG

Offers In Excess Of £300,000

An AMAZING OPPORTUNITY to buy a BUNGALOW in Hightown!!

BERKELEY SHAW are delighted to offer for sale this 3 BEDROOM semi-detached bungalow close to the beach in Hightown.

This lovely property offers light and airy accommodation and comprises of entrance hall, lounge, kitchen and conservatory. There are three double bedrooms and a family shower room. There is a large rear garden and parking is available at the front of the property.

An internal inspection is highly recommended! Please call BERKELEY SHAW on 0151 924 6000 to arrange your viewing.



Front Exterior

Large paved driveway and front garden with bushes boarder, carport in front of garage

Hallway

8'10" x 3'7" (2.7 x 1.1)

UPVC Entrance door, radiator

Cloaks Room

2'3" x 1'3" (0.7 x 0.4)

Lounge

15'1" x 13'1" (4.6 x 4.0)

upvc window, gas fire, carpet, upvc patio doors leading conservatory

Conservatory

11'1" x 8'10" (3.4 x 2.7)

UPVC double glazed, tiled floor

Kitchen

11'1" x 8'10" (3.4 x 2.7)

UPVC Double glazed window, tiled floor, part tiled walls kitchen comprises of a range of fitted base and wall units with laminate worksurfaces, space for under counter fridge, plumbing for washing machine, integrated oven and hob, extractor hood

Bedroom 1

16'0" x 12'9" (4.9 x 3.9)

UPVC Double glazed window, carpet, fitted wardrobes, radiator

Bedroom 2

9'10" x 8'10" (3.0 x 2.7)

UPVC Double glazed window, laminate floor, fitted wardrobes, radiator

Shower Room

8'6" x 5'2" (2.6 x 1.6)

UPVC Double glazed window, walk in shower cubical, low level w.c. and sink, lino floor

Bedroom 3

14'9" x 12'9" (4.5 x 3.9)

UPVC Double glazed window, radiator, carpet

Study Area

12'9" x 14'9" (3.9 x 4.5)

UPVC Double glazed window, lots of storage cupboards, Fantastic uninterrupted views of coast, radiator, carpeted

Rear Exterior

Paved patio area, laid lawn mature planted borders with various plants and bushes.

Garage

20'0" x 7'10" (6.1 x 2.4)

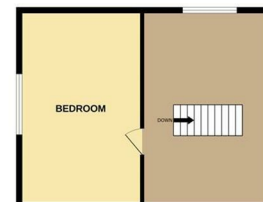
Brick construction

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(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		82
(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

1ST FLOOR



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 no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The drawings, plans and specifications shown here are not intended to be a guarantee as to their quantity or efficiency can be given. Made with Metre 2022

