



38 Barkfield Lane, Liverpool, Merseyside L37 1LZ

Offers Over £350,000

Karen Parks @ Berkeley Shaw is pleased to offer for sale with 'NO CHAIN' this well presented three bedroomed detached true bungalow. The property is situated within walking distance of local shops & transport routes. The accommodation comprises: porch, dining hall, lounge, conservatory, kitchen, three bedrooms and a shower room. Outside gardens to the front and rear and a garage accessed via Oakfield Drive.



Ground Floor

Porch

UPVC double glazed door, glazed door to dining hall.

Dining Hall

13'10" x 10'1" (4.22 x 3.09)

UPVC double glazed window to front, radiator,

Lounge

18'4" x 10'10" (5.61 x 3.31)

UPVC double glazed patio doors to conservatory, two side UPVC double glazed window, feature electric fire, radiator.

Conservatory

11'6" x 10'5" (3.51 x 3.20)

UPVC double glazed French doors to rear garden, windows and ceiling, tiled flooring, radiator.

Kitchen

9'1 x 8'8 (2.77m x 2.64m)

UPVC double glazed door and window, range of high and low level fitted units, post formed work surfaces, stainless steel sink unit with drainer board and mixer taps, double oven, 4 ring gas hob, plumbed for washing machine, space for fridge freezer, part tiled walls.

Inner hall

Store cupboard housing worcester boiler, loft access.

Bedroom 1

11'8" x 11'2" (3.56 x 3.41)

UPVC double glazed window, range of fitted wardrobes to one wall, radiator.

Bedroom 2

12'2" x 9'0" (3.72 x 2.76)

UPVC double glazed window, built in wardrobes to one wall, radiator.

Bedroom 3

10'6" x 9'3" (3.21 x 2.83)

UPVC double glazed window, radiator.

Shower Room

7'10" x 5'2" (2.41 x 1.6)

UPVC double glazed window, white suite comprising: walk in double shower cubicle, wash basin in vanity unit, low level wc, heated chrome towel rail, mirrored wall cabinet, tiled walls, tiled floor.

Outside

Front Garden

Paved path, laid to lawn, borders with trees and shrubs, gate to side.

Rear Garden

Two patio areas, laid to lawn, borders with mature shrubs and bushes, green house, rear access to garage.

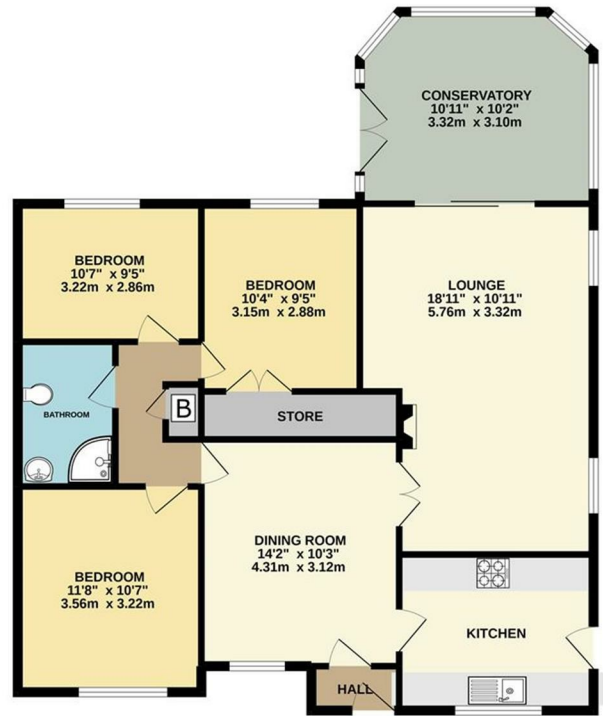
Garage

Accessed via Oakfield Drive, up and over door, lighting and electricity laid on

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			
(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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