



16 Glenmarsh Way, Liverpool, Merseyside L37 8DX

£320,000

'NO CHAIN' Karen Parks @ Berkeley Shaw is delighted to offer for sale this extended and completely refurbished four bedroomed semi-detached family home. The property is situated in a highly sought after & secluded area within close proximity to local schools and amenities. Accommodation comprises: hall, wc, lounge, fitted kitchen and dining room to the ground floor, three bedrooms and family bathroom to the first and a fourth bedroom to the second floor, Outside drive with parking, a garage and gardens to the front and rear, the rear garden being south facing.



Ground Floor

Hall

19'0" x 6'5" (5.8 x 1.97)

UPVC double glazed door and side window, understairs cupboard housing boiler and meters, spindled stairs to first floor, wood effect flooring, radiator.

wc

UPVC double glazed window, wash basin in vanity unit, low level wc, heated towel rail, wood effect flooring.

Lounge

17'0" x 11'3" (5.20 x 3.44)

UPVC double glazed bay window, feature wall hung radiator.

Kitchen/Dining Room

18'1" x 11'0" (5.53 x 3.37)

UPVC double glaze patio doors and window to rear garden, range of high and low level fitted units, wooden worksurfaces, stainless steel sink unit with drainer and mixer taps, oven with four ring electric hob and extractor over, plumbed for washing machine, plumbed for dishwasher, space for fridge and freezer, radiator, wood effect flooring.

First Floor

Landing

UPVC double glazed window, spindled balustrade, airing cupboard, stairs to second floor,

Bedroom 1

12'9" x 11'4" (3.91 x 3.46)

UPVC double glazed window, radiator.

Bedroom 2

11'7" x 8'9" (3.55 x 2.67)

UPVC double glazed window, radiator.

Bedroom 3

7'2" x 6'6" (2.19 x 1.99)

UPVC double glazed window, radiator,

Bathroom

8'11" x 5'4" (2.72 x 1.65)

Two UPVC double glazed windows, white suite comprising: freestanding bath with graphite fixed head and hose shower, graphite floor standing mixer taps, wash basin in vanity unit, graphite mixer tap, low level wc, graphite wall hung heated towel rail, tiled walls, tiled flooring.

Second Floor

Landing

UPVC double glazed window, spindled stairs to second floor, door to:

Bedroom 4

13'7" x 12'9" (4.15 x 3.91)

Two velux windows, under eaves storage, radiator,

Outside

Brick Built Garage

Approached via side drive, double wooden doors,

Front Garden

Drive with parking for several cars, stoned area, double wooden gates to rear.

Rear Garden

South facing, patio area, laid to lawn, borders.

