



10 Alton Close, Liverpool, Merseyside L38 9GE

£325,000

Karen Parks @ Berkeley Shaw is pleased to offer for sale with no ongoing chain this three bedroomed detached bungalow, situated in a popular residential location within close proximity to local amenities, transport routes and Hightown beach and coastal walks. The accommodation comprises: porch, 'L' shaped lounge/dining room, conservatory, fitted kitchen, three bedrooms and family shower room. Outside drive with parking, a detached garage and gardens to the front and rear, the rear garden being south/west facing.



Ground Floor

Porch

UPVC double glazed door and windows, glazed door to:

L 'shaped' Lounge/Dining Room

17'11" x 12'6" & 10'3" x 9'9" (5.23 x 3.83 & 3.14 x 2.98)

Two UPVC double glazed bay windows, gas fire, two radiators.

Kitchen

9'11" x 9'10" (3.04 x 3)

UPVC double glazed door and window, range of high and low level fitted units, post formed work surfaces, 1 1/2 bowl stainless steel sink unit with drainer, built in double 'Bosch' oven, 4 ring 'Bosch' hob with extractor over, space for fridge freezer, plumbed for dishwasher, plumbed for washing machine, wall hung baxi boiler, tiled walls, radiator.

Inner Hall

Bedroom 1

11'10" x 11'5" (3.63 x 3.5)

UPVC double glazed window to rear garden, range of fitted wardrobes to one wall, fitted headboard and bedside tables, radiator.

Bedroom 2

10'10" x 8'8" (3.32 x 2.66)

Currently used as sitting room, patio doors to conservatory.

Conservatory/Garden Room

12'5" x 9'3" (3.79 x 2.84)

UPVC double glazed patio doors and windows to rear garden, tiled floor, solid ceiling with tiled roof, radiator.

Bedroom 3

8'11" x 8'4" (2.72 x 2.56)

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

Shower Room

8'7" x 6'9" (2.64 x 2.06)

UPVC double glazed window, walk in double shower cubicle, wash basin in vanity unit, low level wc, part tiled walls, tiled flooring.

wc

UPVC double glazed window, wall hung wash basin, low level wc, tiled walls, tiled flooring.

Outside

Garage

17'3" x 8'1" (5.28 x 2.48)

Single brick built garage with electric roller door, lighting and electricity laid on.

Front Garden

Drive with parking for several cars, double gates to side, borders with shrubs and bushes.

Rear Garden

South/West facing, patio area, laid to lawn, borders with trees, shrubs and bushes, greenhouse and wooden shed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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. Made with Metropia ©2022

