



18 Cleve Way, Liverpool, Merseyside L37 8BS

Offers In Excess Of £300,000

Karen Parks @ Berkeley Shaw is delighted to offer for sale with 'NO CHAIN' this completely reconfigured and comprehensively upgraded three bedroomed semi-detached true bungalow. The property is situated in a popular residential location and is within close proximity to local transport routes, schools and amenities. The accommodation comprises: hall, open plan lounge/dining room/fitted kitchen, three bedrooms, family bathroom with walk in shower. Outside off road parking with gardens to the front and rear. PART EX CONSIDERED.



Ground Floor

Hall

UPVC double glazed front door, porch, glazed door to hall.

Lounge/Kitchen/Dining Room

19'8" x 16'0" (6 x 4.9)

UPVC double glazed bi-fold doors to rear garden, two velux windows, range of high and low level fitted units, marble work surfaces, composite sink unit with drainer board and mixer tap, two built in ovens, four ring hob with extractor over, integrated fridge/freezer, dishwasher and washing machine, wood effect flooring, two radiators.

Bedroom 1

15'9" x 8'10" (4.81 x 2.7)

UPVC double glazed window, radiator.

Bedroom 2

12'9" x 6'11" (3.91 x 2.12)

UPVC double glazed window, radiator.

Bedroom 3

8'11" x 6'0" (2.72 x 1.85)

Loft access via slingsby ladder, lighting and electricity laid on. Radiator.

Bathroom

9'1" x 6'11" (2.77 x 2.11)

UPVC double glazed window, white suite comprising: panelled bath, double walk in shower cubicle with rain head and hose shower attachments, wash basin in vanity unit, low level wc, wood effect flooring, heated chrome towel rail.

Outside

Front Garden

Off road parking for two cars, planter borders, side entrance to rear garden.

Rear Garden

Patio area, laid to lawn.

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		
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Not environmentally friendly - higher CO ₂ emissions		
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