



20 Granton Close, Liverpool, L37 3PH

£400,000

NO CHAIN, Karen Parks @Berkeley Shaw is pleased to offer for sale this detached 3 bedroomed bungalow situated on a quiet Cul-de-sac close to Formby Village and Formby Railway Station. The property sits on a good size plot and has a South/West facing garden. The accommodation comprises: porch, hall, lounge, fitted kitchen/dining room, two bedrooms and family bathroom to the ground floor and a further bedroom and office area to the first. Outside a garage and good sized gardens.



Ground Floor

Porcch

double glazed door with side window, meter cupboards, glazed door to:

Hall

Stairs to first floor, storage cupboard, two radiators.

Lounge

17'5" x 11'11" (5.32 x 3.64)

UPVC double glazed door and side windows to garden, double glazed window to front, gas fire, radiator.

Kitchen/Dining Room

20'0" x 10'0" (6.12 x 3.07)

UPVC double glazed window to garden, double glazed window to rear, door to utility, range of high and low level fitted units, post formed work surfaces, 1 1/2 bowl stainless steel sink unit with mixer tap, built in oven, 4 ring gas hob, integrated fridge, integrated freezer, plumbed for dishwasher, part tiled walls, radiator.

utility

Wall hung Worcester boiler, plumbed for washing machine, door to outside.

Bedroom 1

12'10" x 11'10" (3.92 x 3.62)

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

Bedroom 2

11'6" x 8'9" (3.53 x 2.69)

Double glazed window, built in wardrobes to one wall, radiator.

Bathroom

8'4" x 7'2" (2.56 x 2.19)

Double glazed window, suite comprising: panelled bath with shower over, pedestal wash basin, low level wc, Airing cupboard.

Fist Floor

office/seating area

18'9" x 8'0" (5.73 x 2.46)

Glazed and velux window, under eaves storage.

Bedroom 3

17'8" x 10'9" (5.4 x 3.3)

Velux window, under eaves storage.

Outside

Garage

Single garage, up and over door, personal door to garden

Gardens

Mature and secluded South/West facing gardens with patio areas, laid to lawn deep borders with mature trees, shrubs and bushes.

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



While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, volumes, areas 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 not 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. Plans will be made to order.



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