



41 Runnells Lane, Liverpool, Merseyside L23 1XJ

Asking Price £235,000

Berkeley Shaw are delighted to offer a well presented 3 bedroom detached bungalow situated in a lovely quiet road in a popular L23 area. Offering spacious accommodation comprising of a entrance hall, W/C, Kitchen, lounge / dining room, wet room, 3 bedroom, detached garage. parking for serval cars. Established gardens to front and rear.



Entrance Hall

UPVC Double glazed front door with inset side panels. radiator, vinyl flooring

W.C.

5'1" x 2'10" (1.55 x 0.87)

UPVC Double glazed frosted window to side, low level WC. wash basin, vinyl flooring

Kitchen

8'11" x 9'8" (2.72 x 2.96)

UPVC Double glazed window to side, UPVC Double glazed frosted rear door, Range of wall and base units, stainless steel sink with drainer, mixer taps, Newhome gas cooker, Logik fridge freezer, plumbing for washing machine, Worcester boiler, fully tiled walls and floor

Bedroom 3, Currently used as a Gym

14'6" x 8'3" (4.43 x 2.52)

UPVC Double glazed window to front, radiator, vinyl flooring

Lounge / Dining Room

21'3" x 12'7" (6.49 x 3.84)

Splay UPVC double glazed window to front, UPVC double glazed window to side, radiator, vinyl flooring

Inner Hall

Airing cupboard, loft access, vinyl flooring

Wet Room

6'2" x 7'2" (1.90 x 2.20)

UPVC Double glazed frosted window to side, vanity sink unit with storage below, mono tap, low level WC, double shower with mains shower, stainless steel ladder style towel rail, extractor fan, inset light, tiled walls and floor.

Bedroom 1

11'9" x 9'4" (3.6 x 2.86)

UPVC Double glazed window to rear radiator, vinyl flooring

Bedroom 2

9'8" x 9'6" (2.97 x 2.90)

UPVC Double glazed window to rear, radiator, vinyl flooring

Detached Garage

16'10" x 8'11" (5.15 x 2.73)

Up and over door

Rear Garden

Well established garden, laid with trees, bushes and shrubs. laid to lawn, paved patio area, outside tap, access to garage and front of property.

Front Garden

Parking for several cars, double gates to garage, blocked paved area, pebbled decorative border with shrubs

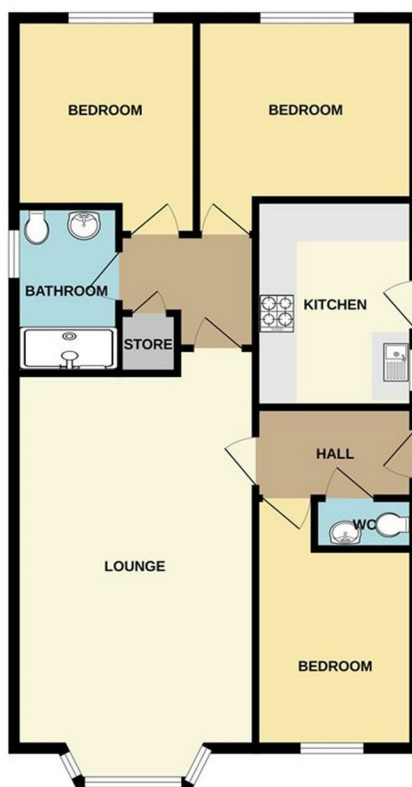
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

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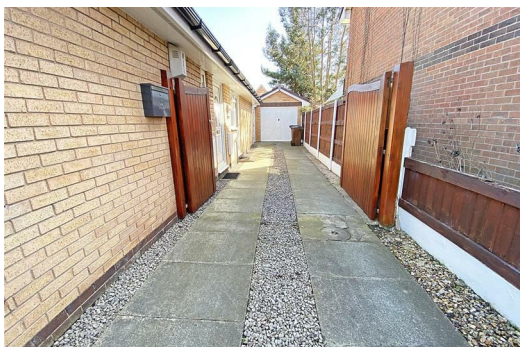
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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		

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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