



13 Halifax Crescent, Liverpool, L23 1TH

Asking Price £210,000

If you're in the market for a well-presented bungalow with no onward chain, then look no further...

This two-bedroom detached bungalow is brought to the sales market by Berkeley Shaw Real Estate. Located in the sought after suburb of Thornton, the surrounding area offers an excellent variety of amenities with a range of shopping facilities available along Edge Lane, the M57 motorway network is within easy reach of the property and there is a good public transport infrastructure. If you are looking to downsize or for a property with accommodation across one level, then this is perfect for you.

The accommodation briefly comprises; UPVC porch, entrance hall with storage cupboard, fantastic open plan kitchen/living/dining area with breakfast bar, a range of integrated appliances and electric fire. The inner hall provides access to two good-sized bedrooms and a modern three-piece shower room. Externally, the property provides driveway parking, a good-sized front garden and a generous rear garden with laid to lawn, mature borders and patio area. Further benefits to the property include gas central heating and double glazing.

Viewing is essential to appreciate the quality of the property on offer.



Porch

UPVC doors and windows, laminate floor.

Entrance Hall

Laminate floor & storage cupboard.

Open plan kitchen/living/dining area

18'2" x 15'3" (5.54 x 4.67)

Laminate floor, 2 x double glazed windows, electric fire, radiator, four ring gas hob, electric oven, stainless steel sink + drainer, dishwasher, fridge freezer, tiled floor, breakfast bar & spotlights.

Inner hallway

Laminate floor.

Bedroom 1

8'11" x 12'3" (2.72 x 3.75)

Laminate floor, storage cupboard, double glazed window, radiator & 2 x storage cupboards.

Bedroom 2

8'10" x 9'1" (2.7 x 2.77)

UPVC french doors, laminate floor & radiator.

Bathroom

5'4" x 6'11" (1.64 x 2.11)

Double glazed window, tiled floor, walk in shower, Wc, radiator & basin.

Externally

Front garden- blocked paved driveway, borders & laid to lawn. Rear garden- laid to lawn, mature borders & concrete patio.

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 Measure C1023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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