



10 Ramleh Park, Liverpool, L23 6YD

Offers Over £350,000

If you are looking for a property just a short walk from Crosby Beach, then this could be the ideal home for you!

Berkeley Shaw are delighted to bring to the sales market this four-bedroom town house situated in Ramleh Park L23. This is an ideal purchase for a variety of buyers given the excellent amenities available in the surrounding area with recreational space available at Crosby Beach and Blundellsands & Crosby Train Station just a short walk away.

Set out across three floors, the accommodation comprises; porch, spacious entrance hall with tiled floor and under stairs WC. The hallway provides access to the integral garage, bedroom which is currently utilised as a games room and a utility room. The first floor provides an impressive open-plan kitchen/living/dining area. This is the ideal space for entertaining guests or relaxing as a family. The kitchen offers a breakfast bar and a range of integrated appliances. The space is finished off with a Juliette balcony. The second floor provides the master bedroom which is finished off with an en-suite shower room, two further bedrooms and a modern three-piece bathroom with impressive free-standing bath. Externally, the property provides a front garden with driveway parking and a good-sized rear garden with patio area and laid to lawn. Further benefits include gas central heating and double glazing.

Get in touch straight away for a viewing!



Porch

Ceramic tiled floor.

Entrance Hall

2 x Radiators, ceramic tiled floor & door to Garage.

WC

Wash basin, low suite WC, tiled walls, radiator, tiled floor, heated towel rail, extractor fan

Bedroom

UPVC double glazed windows & radiator.

Utility Room

Fitted units, stainless steel sink unit, work tops, plumbing for washing machine, space for tumble dryer, part tiled walls, combi gas central heating boiler, ceramic tiled floor & door to outside.

Living Area

Radiator, UPVC double glazed windows, double glazed double doors to 'Juliette balcony', wooden flooring & views over estuary and foreshore.

Kitchen Area

Range of wall & base units, work tops, inset, 1 1/2 bowl stainless steel sink unit, fitted larder cabinet, electric hob, extractor hood over, oven, microwave, integrated dish washer and fridge, wall panelled radiator, UPVC double glazed windows & wooden flooring.

Landing

Storage cupboard.

Bedroom 1

Double glazed windows, views towards the foreshore and estuary & radiator.

En-suite

Step-in double shower cubicle, mixer shower, low level WC, pedestal wash basin, chrome heated towel rail, tiled walls & floor.

Bedroom 2

Double glazed window & radiator.

Bedroom 3

Double glazed window & radiator.

Bathroom

Free standing bath with shower over, low suite WC, wash hand basin & chrome heated towel rail.

Externally

Block paved driveway to the front. Rear garden with lawn, two flagged patios, sunny aspect.

Garage

Timber double doors, power and light laid on & access door to main house.

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



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is the property of Berkeley Shaw and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given. Made with Hoxby 10000



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

