



## 110 Stanley Park, Liverpool, L21 9JU

### Offers Over £330,000

If you are looking to purchase a generous detached home, then this might just be the property for you!

Situated on Stanley Park L21 is this spacious and extended three-bedroom detached home which is brought to the sales market by Berkeley Shaw. This is an ideal family home given the generous accommodation on offer. The property is also ideal for commuters given the easy access to the M57/M58 motorway networks and into Liverpool City Centre. The local area also offers excellent shopping facilities and recreational spaces.

The property has undergone significant renovation by the current owner over the last 5 years and offers well-presented accommodation throughout. Set out across two floors, the accommodation briefly comprises; spacious entrance hall, bay fronted sitting room, which is currently utilised as a bedroom, newly decorated study, modern three-piece shower room and a modern fitted kitchen. The kitchen boasts high gloss units providing ample storage and a range of integrated appliances. Completing the ground floor layout is a further reception room which is currently utilised as a gym and a spacious living/dining room. This is the ideal space to entertain guests or relax as a family. Rising to the first floor, the bright and airy landing gives access to three bedrooms and a three-piece bathroom with jacuzzi bath. Externally, the property offers a walled and gated front garden. To the rear of the property is a spacious rear garden with laid to lawn, detached garage and gated access from Enstone Avenue. Further benefits include off street parking, gas central heating and double glazing.

Get in touch straight away to arrange a viewing!



## Entrance hall

Laminate floor, radiator, double glazed window & storage cupboard.

## Sitting room

Laminate floor, double glazed window & radiator.

## Study

Laminate floor, double glazed window & radiator.

## Kitchen

Range of wall & base units, induction hob, electric oven, integrated dishwasher, extractor hood, stainless steel sink with drainer, double glazed window, combi boiler, door to outside, tiled floor & tiled splash back.

## Gym

Laminate floor, double glazed window & radiator.

## Living room

Laminate floor, double glazed window, double doors to outside & radiator.

## Shower room

WC, basin, corner shower with jets, tiled floor & tiled walls.

## Landing

Double glazed window & storage cupboard.

## Bedroom 1

Laminate floor, double glazed window, fitted wardrobes & radiator.

## Bedroom 2

Laminate floor, double glazed window & radiator.

## Bedroom 3

Laminate floor, double glazed window & radiator.

## Bathroom

WC, basin, jacuzzi bath with shower, double glazed window, tiled floor & tiled walls.

## Externally

Walled and gated front garden with driveway parking. Rear garden with laid to lawn, detached garage, gated access providing further parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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