



BerkeleyShaw

51 Lingdales, Liverpool, L37 7HA

Offers Over £265,000

NO CHAIN Welcome to this charming detached two DOUBLE bedroom bungalow located in the picturesque area of Lingdales, Formby. This property boasts a brand NEW KITCHEN, perfect for whipping up delicious meals for family and friends. With new floorings and refurbished to a high standard.

This FREEHOLD property features a spacious lounge/diner with patio doors onto a lovely GARDEN, ideal for relaxing on sunny days or for those with green fingers looking to create their own oasis.

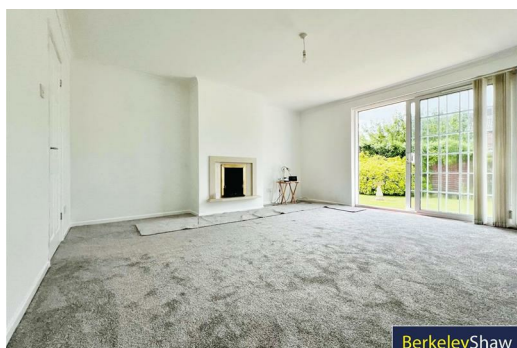
The bathroom includes cubicle shower, WC, Sink and built in storage cupboards.

Convenience is key with a GARAGE and driveway, providing ample PARKING space for vehicles or storage. Situated within walking distance to shops and the main bus route, this home offers easy access to amenities and public transport, making daily errands a breeze.

Don't miss out on the opportunity to make this delightful property your new home sweet home in the heart of Formby. Book a viewing today and envision the possibilities that await in this lovely home.



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REAL ESTATE



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Hall

Kitchen

10'7" x 10'8" (3.25 x 3.27)

Lounge/Diner

15'11" x 15'5" (4.86 x 4.71)

Bedroom 1

13'11" x 9'10" (4.26 x 3.00)

Bedroom 2

13'8" x 7'11" (4.19 x 2.42)

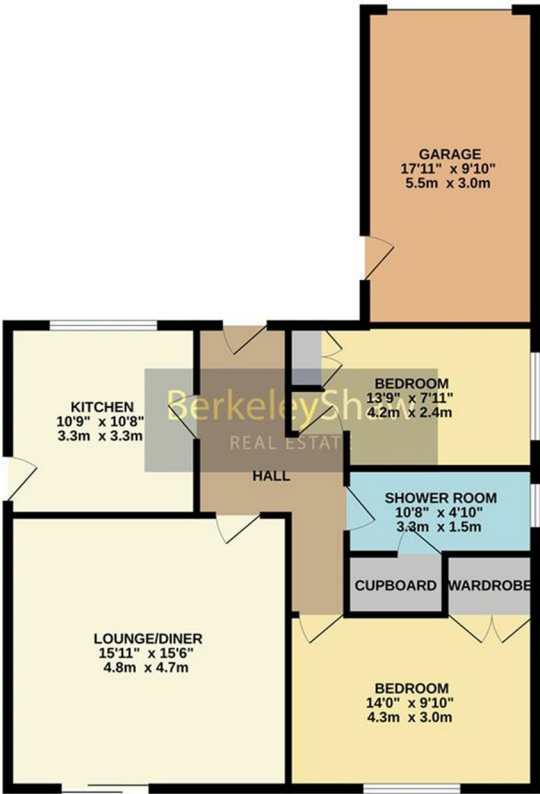
Shower room

10'7" x 4'10" (3.24 x 1.48)

Garage

9'10" x 17'10" (3.00 x 5.46)

GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
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

TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.
While 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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