



**BerkeleyShaw**

## 78 Bull Cop, Liverpool, L37 8BZ

**£260,000**

**NO CHAIN** - Welcome to this charming two DOUBLE bedroom DETACHED house tucked away on a quiet cul de sac within the popular village of Formby. This delightful property boasts a modern kitchen with BREAKFAST BAR and dining area overlooking the well maintained garden, perfect for entertaining guests or simply relaxing with your loved ones.

A cosy lounge room with focal FIREPLACE for those winter evenings. Step into the sunny CONSERVATORY and bask in the natural light while enjoying views of the beautiful West facing mature GARDEN. Imagine sipping your morning tea surrounded by colourful blooms and the peaceful ambiance of this quiet location.

Upstairs are two spacious DOUBLE bedrooms, originally designed as three, there is ample space for a family or visiting guests. The shower room is a modern neutral style with corner shower unit, WC and Sink.

Outside to the front is a single GARAGE and driveway PARKING for multiple cars. To the rear is a stunning, lovingly tended mature garden with decked patio area pond and handy wooden shed.

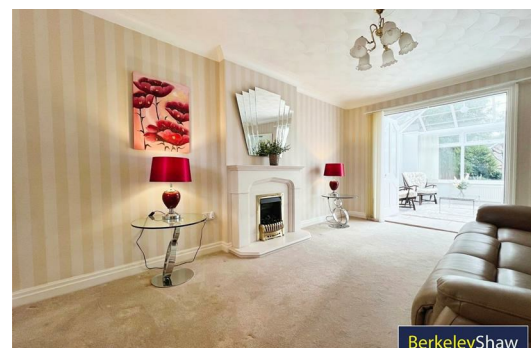
This well-presented property offers a perfect blend of comfort and style, making it a wonderful place to call home. Don't miss the opportunity to make this lovely house your own and create lasting memories in this inviting space.



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## hall

## Lounge

15'1" x 13'3" (4.62 x 4.06)

Feature fire surround fitted with a coal effect living flame gas fire; ornate radiator cover; stairs to first floor; U.P.V.C framed double glazed window to front; double opening glazed doors leading into conservatory.

## Breakfast Kitchen

15'1" x 8'7" (4.60 x 2.64)

Excellent range of white high gloss base, wall and drawer units; one and a half bowl stainless steel sink unit with mixer tap; 'Whirlpool' four burner gas hob with a built under 'Bosch' electric oven; space for an under unit refrigerator and freezer; plumbing for an automatic washing machine and dishwasher; tiled flooring; U.P.V.C framed double glazed window to front and a U.P.V.C framed double glazed sliding patio door leading onto the rear patio.

## Conservatory

11'10" x 10'11" (3.61 x 3.33)

U.P.V.C framed double glazed windows and double opening patio doors leading onto the west facing rear patio and garden; tiled flooring.

## Bedroom 1

15'1" x 9'8" (4.62 x 2.97)

U.P.V.C framed double framed window to front and rear; excellent range of built in wardrobes with hanging rails and shelving with overbed storage cupboards.

## Bedroom 2

8'9" x 8'7" (2.67 x 2.64)

U.P.V.C framed double glazed window to rear; built in wardrobe with mirrored doors; built in deep storage cupboard housing a 'Vaillant' gas heating boiler.

## Bathroom

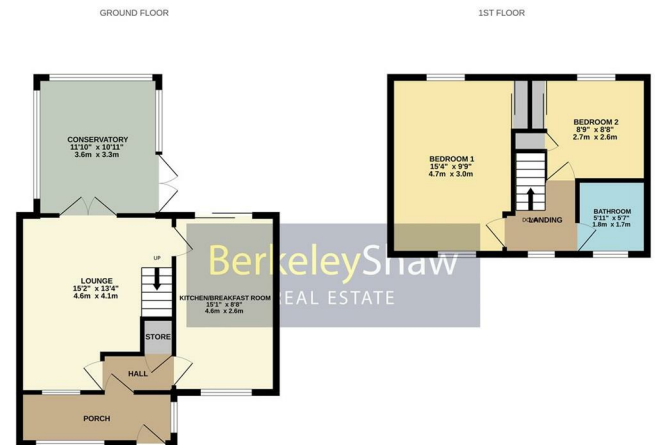
Suite comprising a low level WC; pedestal wash hand basin; shower enclosure fitted with a 'Triton' electric shower; ladder style heated towel rail; tiled flooring; U.P.V.C framed double glazed opaque window to front

## Garage

Up and over door; power and light; door to side

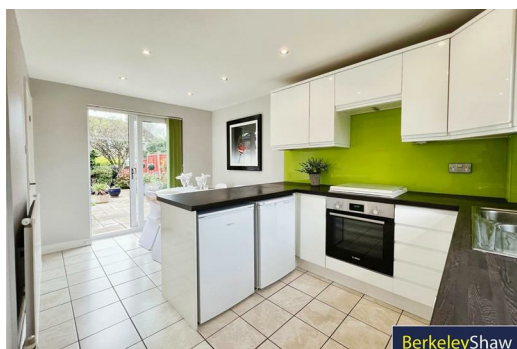
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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	



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 errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and equipment shown here are not intended and no guarantee is given as to their availability or efficiency can be given.

Notes will accompany CDE4



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