



**BerkeleyShaw**

## 1 Brighton Vale, Liverpool, L22 6RA

### Offers Over £165,000

Welcome to this charming two-bedroom semi-detached home located in the sought-after area of Brighton Vale in Brighton-Le-Sands, Liverpool. Whether you are a first-time buyer looking to step onto the property ladder, a downsizer seeking a more manageable home, or an investor looking for a promising opportunity, this property caters to a variety of needs.

The location of this property is absolutely fantastic, just minute's walk to Crosby Beach, giving buyers the opportunity to enjoy strolls along one of the area's most serene and beautiful spots. Blundellsands & Crosby Train Station is also just a short walk away, adding to the desirability for commuters. The area also boasts a vibrant range of shops, bars, restaurants & cafes.

On the ground floor, the property boasts a cosy reception room, ideal for relaxing or entertaining guests & a breakfast kitchen with ample storage and space for casual dining. To the first floor, there are two well-proportioned bedrooms and a three-piece bathroom. Externally, the property boasts a rear garden with outside storage. The property further benefits from gas central heating & double glazing.

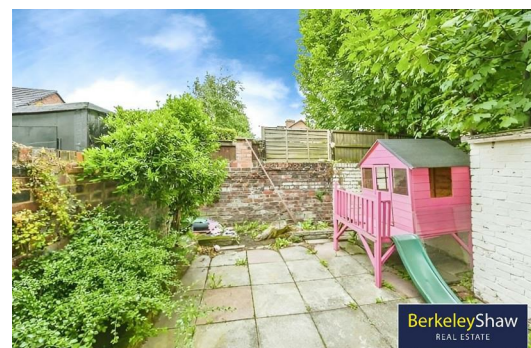
Furthermore, the property comes with no onward chain, making the buying process smoother and quicker. Don't miss the chance to own this lovely home in a desirable location. Contact us today to arrange a viewing and make this property your own!



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REAL ESTATE

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>86</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | 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) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |

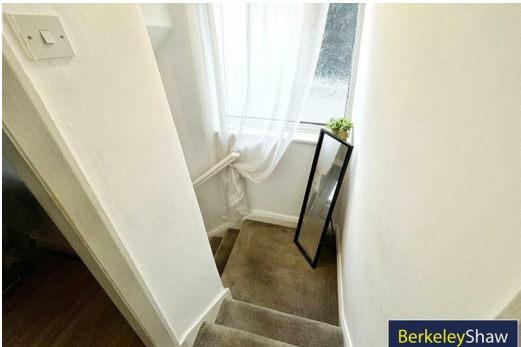
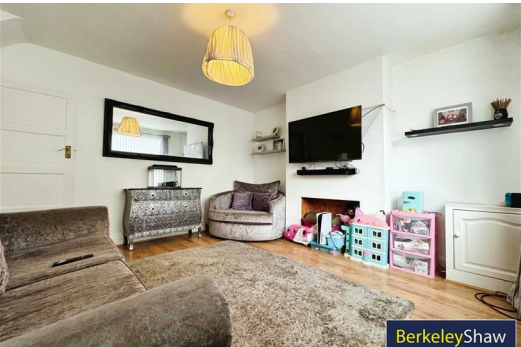
GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, window and door sizes are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be used for any prospective purchase. The layout, fixtures and fittings shown have not been tested and no guarantee can be made regarding their accuracy or efficiency for the plan.

Made with Floorplan 10000



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