



12 Warrenhouse Road, Liverpool, L22 6QN

Asking Price £230,000

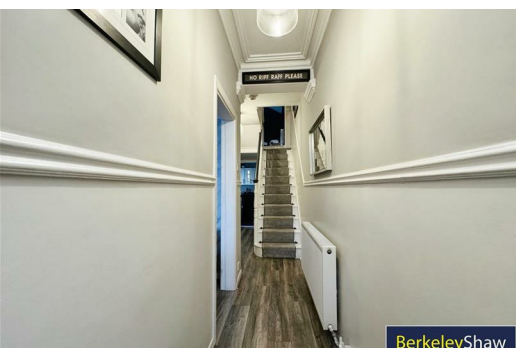
Welcome to this charming three-bedroom end-of-terrace home, located on the sought-after Warrenhouse Road in Brighton-Le-Sands. Boasting a fantastic location and impressive decor, this property is perfect for a range of buyers!

Set across two floors, this delightful home offers a well-balanced layout. Upon entering, you're greeted by a welcoming entrance hall with convenient downstairs storage. The beautifully presented, bay-fronted dining room provides an ideal space for both family meals and entertaining guests. At the rear, you'll find a spacious living room featuring a cosy log-burning stove, creating a warm and inviting atmosphere, with double doors leading out to the rear garden. The ground floor also benefits from a well-appointed, fitted kitchen.

Upstairs, the generous landing provides access to two double bedrooms, a third single bedroom currently used as an office, and a modern, spacious three-piece bathroom.

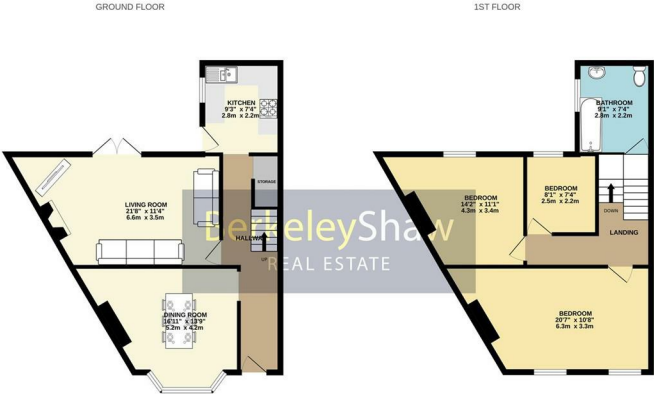
Externally, the property offers a front garden and a large rear yard—perfect for enjoying sunny summer days. Additional benefits include gas central heating and double glazing throughout.

Just a short stroll away, you can enjoy the stunning Crosby Beach, ideal for leisurely walks. The nearby train station provides excellent transport links, making commuting a breeze, while families will appreciate the proximity to good local schools.

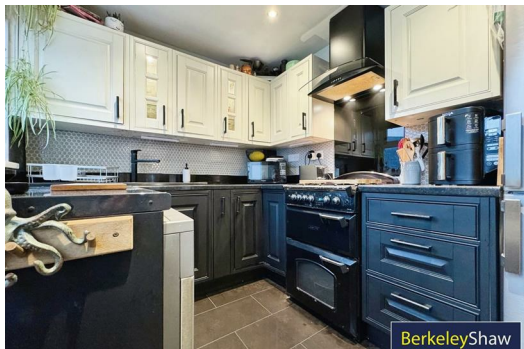


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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