



BerkeleyShaw

89 Mark Road, Liverpool, L38 0BQ

Offers In The Region Of £275,000

NO CHAIN - FREEHOLD

Are you looking to down-size or get a first step onto the property ladder?

The sought after coastal village of HIGHTOWN with its local Pub, Florist, Doctors, Pharmacy, Coffee shop, Convenues stores, Sailing club and Cricket Club offers a friendly village community yet only 25 minutes direct train ride to Liverpool City Centre.

This two DOUBLE bedroomed semi-detached BUNGALOW is all on one level, has a stunning kitchen with integrated appliances. There is a bright LOUNGE with sliding patio doors through to your SOUTH facing garden and feature gas 'Living Flame' fireplace. There are two double bedrooms to the front aspect, one currently utilised as a dining room. The BATHROOM offers full-size bath with over shower and a large storage cupboard with potential to become a walk-in shower.

Outside to the front is a long driveway suitable for parking up to 3 cars and landscaped area. There is a detached GARAGE to the side and SOUTH facing rear GARDEN bordered with flower beds and grass lawn. There is a sunny patio area ideal for alfresco dining in the summer months.

Offered with NO CHAIN for a stress free house move.



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Hall

Access to all rooms, with new GRP composite front door and cloak cupboard for coats and shoes.

Bedroom 2/ Dining Room

10'4" x 9'0" (3.17 x 2.76)

DOUBLE bedroom or dining room with window to the front aspect. Built in cupboard for storage.

Bedroom 1

15'10" x 13'10" (4.83 x 4.22)

Spacious DOUBLE bedroom to the front aspect with bright bay window.

Bathroom

9'6" x 6'5" (2.92 x 1.98)

Full-size bath with over shower. Large full height storage cupboard which could be converted to a walk-in shower. Sink & WC, window to the side aspect.

Lounge

15'8" x 13'3" (4.79 x 4.05)

A spacious lounge with focal gas 'Living Flame' fireplace, patio doors looking onto your SOUTH facing gardens. Door through to kitchen.

Kitchen

13'4" x 9'3" (4.07 x 2.84)

A modern and stylish kitchen with a range of high and base level units. Bay window looking onto sunny SOUTH facing garden. 1 & 1/2 stainless steel sink and drainer. Eye-level fan oven, integrated fridge freezer, hob with over extractor. Combi boiler housed in fitted cupboard. Wood effect laminate flooring. Back door through to side and rear gardens.

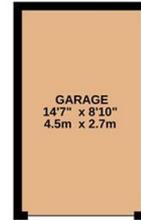
Garage

Detached single garage with up and over garage door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			86
(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	

GROUND FLOOR



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 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. Made with Metropex CAD2025



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