



## 75 Turnbridge Road, Liverpool, L31 2JE

### Asking Price £210,000

Built in 2020 this 2 DOUBLE bedroom End Terrace property is close to Leeds to Liverpool Canal and has open COUNTRYSIDE VIEWS to the rear. Benefitting from a garden HOME OFFICE at the bottom of the garden this could be an ideal family home.

Immaculately presented throughout with a stylish lounge room looking out to mature trees at the end of the close, an OPEN-PLAN kitchen/dining room with space for all the family to relax and dine together plus a handy downstairs WC.

With two inviting DOUBLE bedrooms, this residence offers ample space for a small family or individuals wanting a guest room. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The bathroom is conveniently located, ensuring ease of access for all residents.

The end terrace position provides added privacy and a sense of space, making it an ideal choice for those who appreciate a bit of the outdoors. The surrounding neighbourhood is known for its friendly community and convenient access to local amenities, including shops, excellent schools, and parks, making it a practical choice for everyday living.

This property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this charming home on Turnbridge Road is sure to impress. Do not miss the chance to view this lovely property and envision your future in this vibrant part of Liverpool.



- Hall
- Lounge
- Dining Kitchen
- Downstairs WC
- Landing
- Bedroom 1
- Bedroom 2
- Bathroom
- Home Office - Garden

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

GROUND FLOOR1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not intended and no guarantee is given as to their quality or efficiency can be given. Made with Metaphor (2022)



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