



## 26 Warrenhouse Road, Liverpool, L22 6QP

£220,000

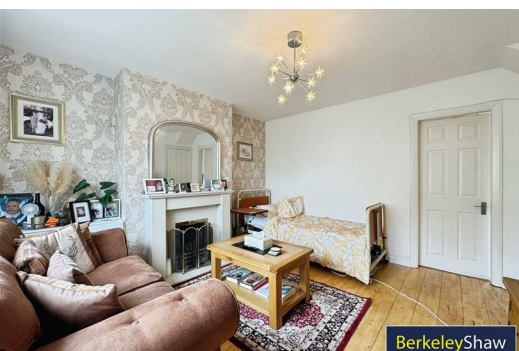
Welcome to this beautifully presented and extended three-bedroom semi-detached home, located on the ever-popular Warrenhouse Road in Brighton-Le-Sands, just a stones throw from Crosby Beach.

This well presented home is perfect for a variety of buyers whether you are looking to take your first steps onto the property ladder or downsizing. With no onward chain, this property offers the potential for a straight forward purchase!

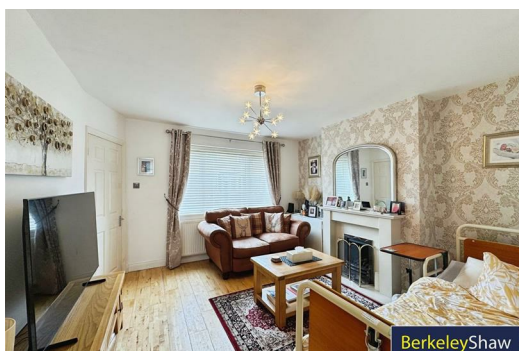
Set over two floors, this inviting home offers a thoughtfully designed layout. Upon entering through the porch, you're welcomed into a bright hallway that leads to a spacious living room complete with a feature gas fireplace—ideal for relaxing evenings. To the rear, the modern open-plan kitchen diner offers an excellent space for entertaining or dining as a family. The ground floor also benefits from a utility area and a sleek, contemporary bathroom.

Upstairs, the landing provides access to three bedrooms, one of the rooms is currently used as a sitting room, offering versatility to suit your lifestyle needs.

Externally, the property features a well-maintained front garden with driveway parking. To the rear, a flagged garden with a raised sitting area provides the perfect outdoor space for both relaxing.



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## Porch

UPVC double glazed windows, door & tiled floor.

## Hallway

Wooden floor & composite door.

## Living room

Double glazed window, gas fire, radiator, wooden floor & storage cupboard housing combi boiler.

## Kitchen diner

Double glazed window, range of wall & base units, stainless steel sink with drainer, gas burning hob, electric oven, extractor hood, tiled splash back, fridge freezer & radiator.

## Utility

Space for washing machine, tumble dryer & door to rear garden.

## Bathroom

Tiled floor, tiled walls, double glazed window, spotlights, heated towel radiator, WC, basin with storage, bath with shower & glass screen.

## Landing

Double glazed window & loft access.

## Bedroom 1

Double glazed window & radiator.

## Bedroom 2

Double glazed window & radiator.

## Bedroom 3

Double glazed window & radiator.

## Externally

Walled & gated front garden with driveway parking. Gated side access to rear of the property.

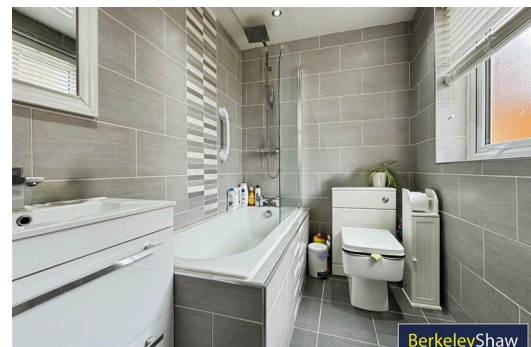
Paved rear garden with raised seating area & shed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



We warrant every attempt has been made to ensure the accuracy of the description contained here. Measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This 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 is made as to their operation or efficiency for any given time.



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