



10 Nedens Grove, Liverpool, L31 2LR
£250,000

Nestled in a peaceful corner plot, this delightful 2-bedroom semi-detached bungalow in Lydiat offers a perfect blend of comfort and convenience. As you step inside, you'll find a spacious and inviting interior, with a thoughtfully extended kitchen that creates an ideal space for both cooking and entertaining. The adjoining conservatory floods the home with natural light, providing a serene space to relax and enjoy the views of the lovely rear garden.

The garden itself is a suntrap, offering plenty of space to enjoy the outdoors, with a well-maintained greenhouse for gardening enthusiasts. At the front, the detached single garage provides ample storage, complete with a convenient fob-operated electric garage door for ease of access. The driveway offers plenty of parking space, ensuring that both you and your guests are well catered for.

This property is offered with the added benefit of no onward chain, allowing for a smooth and hassle-free move. With its attractive corner plot, ample parking, and desirable location, this bungalow truly represents a fantastic opportunity for anyone looking for a peaceful and practical home. Don't miss out on this charming property – a true gem in a sought-after location!



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Hall

9'3" x 6'2" (2.83 x 1.90)

porch leading to hallway with loft access hatch, doors to bedrooms, bathroom and lounge.

Bedroom 1

12'9" x 10'11" (3.90 x 3.33)

DOUBLE with large window to front aspect.

Bedroom 2/Dining Room

9'10" x 8'11" (3.01 x 2.73)

DOUBLE Currently used as a dining room with bay window to front aspect.

Showerroom

8'6"x 5'9" (2.60x 1.76)

Large airing cupboard, shower cubicle, WC and sink. Window to side aspect.

Lounge

18'4" x 12'6" (5.59 x 3.83)

With focal fireplace and large window to rear aspect.

Breakfast Kitchen

15'0" x 8'9" (4.59 x 2.68)

Extended in 1995. With a range of base and high level solid wood units, stainless steel sink and drainers, window to side and door to conservatory & lounge. Breakfast bar seating area.

Conservatory

9'4" x 6'8" (2.86 x 2.05)

With patio doors onto garden, tiled flooring, accessed through kitchen.

Garage

16'6" x 8'1" (5.04 x 2.48)

Singe detached garage with electric fob up and over door. Lighting and electrics.

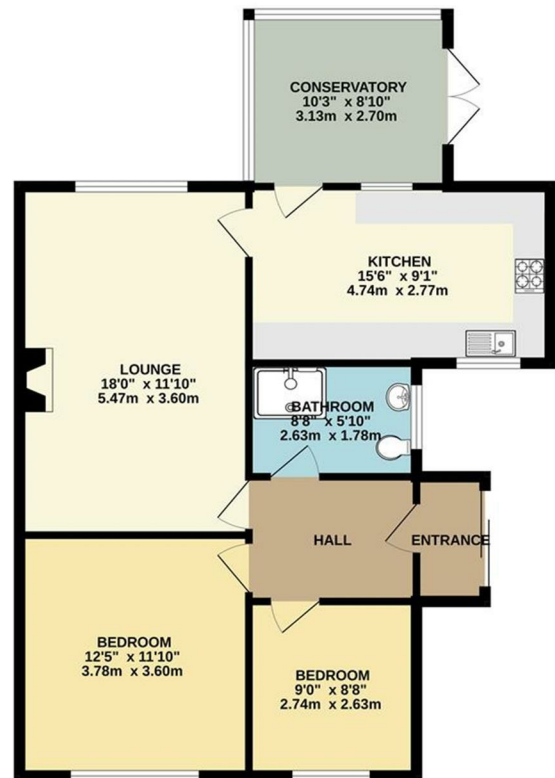
Loft

Pull down ladder, fully boarded with window to front aspect. Main Combi Boiler 4 years old.

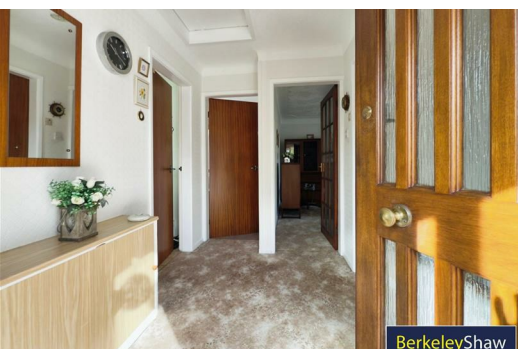
| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | 69 |
| (1-20) G | | |
| Not energy 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.
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