



BerkeleyShaw

15 Sandheys Grove, Liverpool, L22 7RX

£220,000

****NO CHAIN** *FREEHOLD****

This fantastic semi-detached home is located just a stone's throw from the iconic Crosby BEACH and is perfectly positioned within walking distance of Waterloo TRAIN STATION, along with an excellent selection of SHOPS, BARS and RESTAURANTS. Situated on a sought-after and quiet close, it offers a rare combination of tranquillity and convenience in the ever-popular L22 postcode.

Originally designed as a 2 DOUBLE bedroom property, the accommodation is currently configured as three bedrooms, offering a double bedroom and two compact singles which could be utilised as two home offices? This can easily reverted back to two doubles if preferred.

The property benefits from valuable easy maintenance, larger than average SOUTH FACING PAVED YARD, a true rarity for homes in this prime coastal location. Internally there is a front lounge with bay window and focal gas fire place, dining room with gas fire, a compact KITCHEN and rear porch which offers clear POTENTIAL to further increase its value by updating. This also also features a DOWNSTAIRS WC, adding to its practicality and appeal. Upstairs there is a double bedroom to the front aspect with electric fire and to the rear two single bedrooms which could be returned to one larger double. There is a shower room to side aspect.

Offered with no onward chain and sold as freehold, this property represents an ideal purchase for FIRST TIME BUYERS who do not want the costs associated with flats, investors or those seeking a lifestyle move close to the coast, with excellent transport links and amenities right on the doorstep.



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Hall

Lounge

Downstairs WC

Dining Room

Kitchen

Rear Porch

Shower Room

Bedroom 1

DOUBLE

Bedroom 2

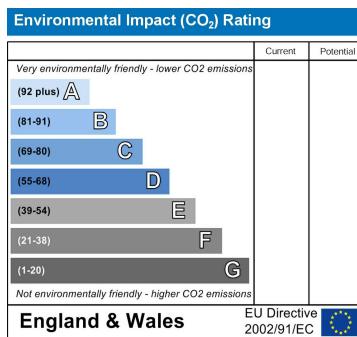
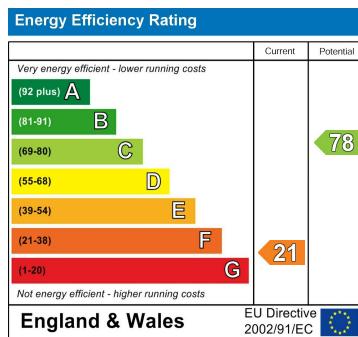
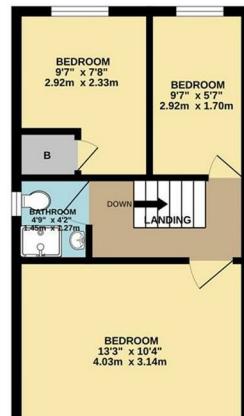
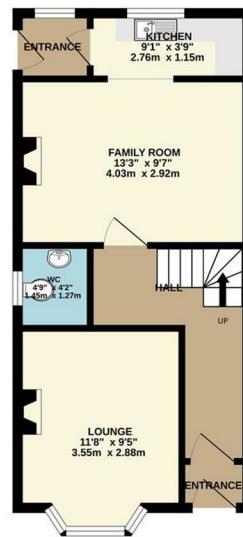
Single

Bedroom 3/ Office

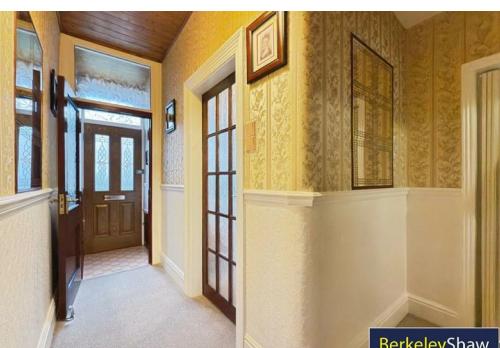
Rear Porch

GROUND FLOOR
376 sq ft. (34.9 sq.m.) approx.

1ST FLOOR
325 sq ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA - 701 sq ft. (65.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and has not been tested and no guarantee as to their operability or efficiency can be given.
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