



BerkeleyShaw
REAL ESTATE

2 Rockfield Gardens, Liverpool, L31 8ES

£975 PCM

Berkeley Shaw Real Estate are delighted to present this rare opportunity to acquire a charming one-bedroom bungalow in the highly sought-after area of Maghull.

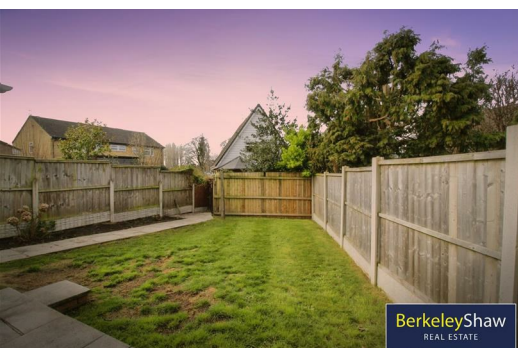
Recently redecorated throughout, the property offers a fresh, modern interior while retaining a warm and inviting feel. The accommodation comprises a spacious lounge and a generously sized double bedroom, both designed to maximise comfort and usability, making it an ideal home for a single occupant or couple.

The bungalow features a contemporary fitted kitchen with modern units, an electric hob, and electric oven, with convenient access to a bright and airy sun room overlooking the rear of the property. A separate utility room further enhances the practicality of the home.

The modern bathroom is fitted with a stylish white three-piece suite, and the double bedroom is finished in neutral décor, providing a versatile and calming space.

Externally, the property benefits from a spacious rear garden, perfect for outdoor relaxation or entertaining, along with front and side garden areas. On-road parking is readily available.

Given the scarcity of bungalows in the area, this well-presented home represents an excellent opportunity and is expected to attract significant interest.



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- Lounge
- Kitchen
- Bathroom
- Bedroom
- External
- Garden
- Sun Room

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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