



**BerkeleyShaw**  
REAL ESTATE

## 18 Hollow Drive, Liverpool, L23 4AJ

### Offers Over £535,000

A STUNNING NEARLY NEW detached FOUR DOUBLE BEDROOM (Sandringham) family home, presented in IMMACULATE CONDITION throughout and perfectly positioned TUCKED AWAY within a quiet close. Occupying the LARGEST PLOT on the recent development, the property offers both privacy and generous outdoor space, making it ideal for modern family living.

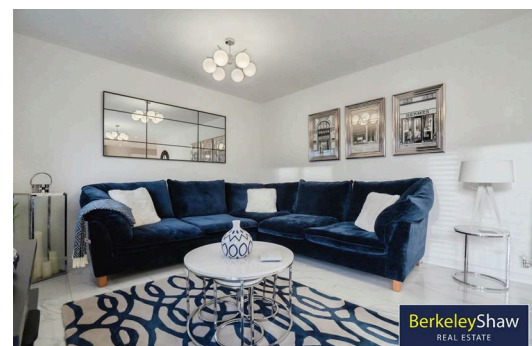
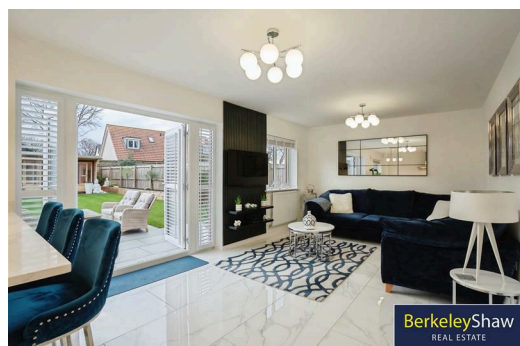
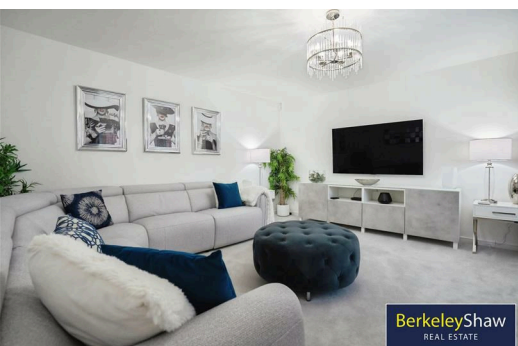
The home features TWO ENSUITE PRINCIPAL BEDROOMS along with two further spacious double bedrooms, all finished to a high standard.

At the heart of the property is a STUNNING OPEN-PLAN KITCHEN / LIVING / DINING ROOM complete with breakfast bar, French doors opening onto the garden and a FABULOUS ENTERTAINING SPACE perfectly suited to both everyday living and hosting guests.

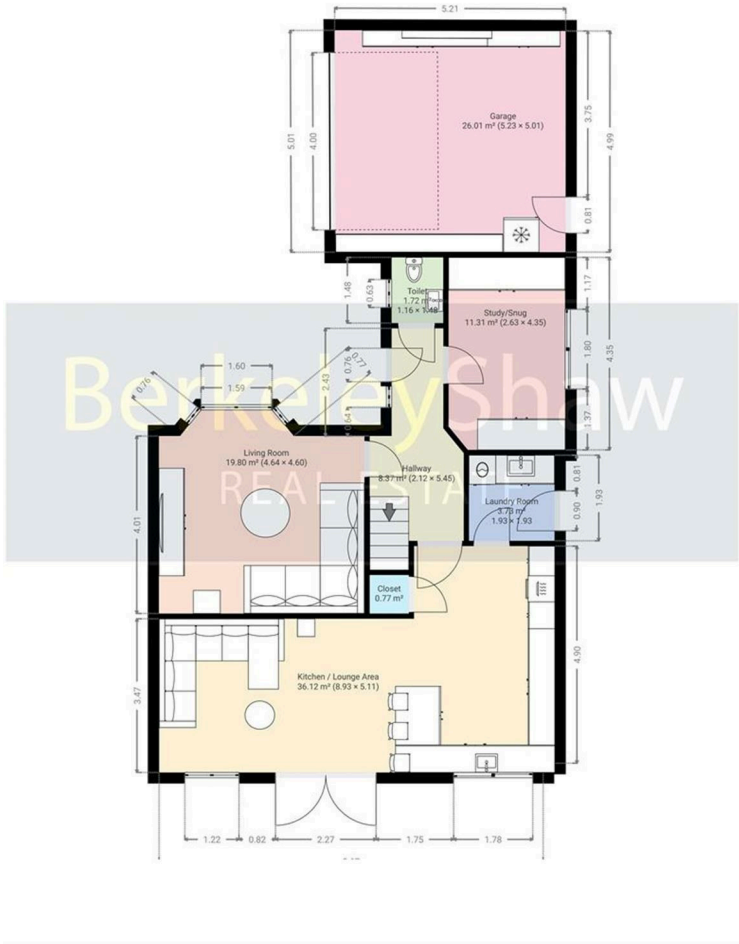
The beautifully landscaped SOUTH FACING GARDEN is a true highlight, featuring mature olive trees, raised beds and a fully SERVICED SUMMERHOUSE, ideal for entertaining or home working. Internally, the property benefits from HIGH SPECIFICATION FINISHES and a range of valuable upgrades including granite worktops, electric garage door, shutters, mains-wired CCTV and solar panels.

Further advantages include a DOUBLE GARAGE and ample driveway parking. Lovingly owner-occupied and meticulously maintained, this home is BETTER THAN A NEW BUILD with the added benefit of NO ADDITIONAL COSTS often associated with new properties.

An exceptional turnkey home in a sought-after location — BE QUICK to avoid disappointment.

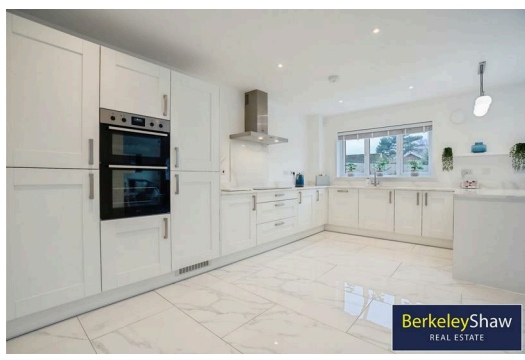
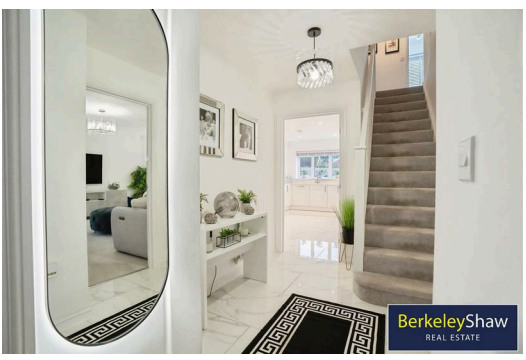
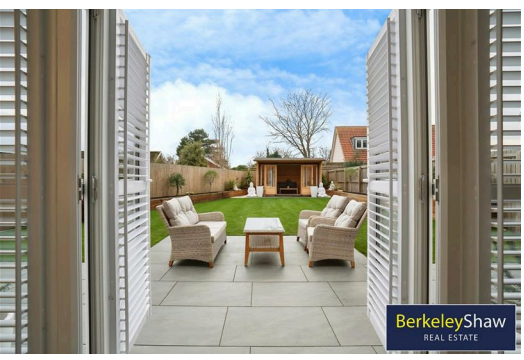


- Hall**
- Laundry/Utility**  
6'3" x 6'3" (1.93 x 1.93)
- Study/Snug**  
8'7" x 14'3" (2.63 x 4.35)
- Living Room**  
15'2" x 15'1" (4.64 x 4.60)
- Kitchen/Lounge/Dining**  
29'3" x 16'5" (8.93 x 5.01)
- Garage**  
17'1" x 16'5" (5.23 x 5.01)
- Downstairs WC**  
3'9" x 4'10" (1.16 x 1.48)
- Bedroom 1**  
14'2" x 16'10" (4.33 x 5.14)
- Ensuite (Bedroom1)**  
7'9" x 7'8" (2.37 x 2.36)
- Bedroom 2**  
10'7" x 12'10" (3.24 x 3.92)
- Ensuite (Bedroom 2)**  
7'2" x 7'9" (2.19 x 2.38)
- Bedroom 3**  
9'1" x 10'11" (2.77 x 3.35)
- Bedroom 4**  
10'5" x 9'10" (3.18 x 3.01)
- Family Bathroom**  
8'2" x 6'4" (2.49 x 1.94)
- Summerhouse**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>95</b>	<b>97</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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