



## 25 Somerset Road, Liverpool, L22 2BJ

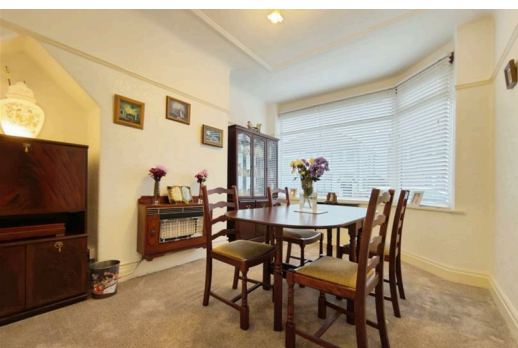
### Offers Over £260,000

A well-maintained three-bedroom semi-detached home offering well-balanced accommodation arranged over two floors, with the benefit of a conservatory providing additional living space. Located in popular area of L22 Brighton le Sands with local independent shops, cafes and restaurants plus Crosby Beach just a short walk away.

The ground floor comprises a dining room to the front aspect and a lounge to the rear, which opens directly into the conservatory. The conservatory is fitted with underfloor heating, allowing it to be used comfortably throughout the year and serving as a flexible extension of the main living area. The kitchen is well-equipped with a range of fitted units and work surfaces, providing practical space for everyday use.

To the first floor are three bedrooms, together with a stylish, modern shower room and the added convenience of a separate WC.

Externally, the rear garden has been designed for ease of maintenance and includes a useful outside shed for storage. To the front, there is a garden area and off-road parking for one car, with potential to create additional parking if required, subject to the necessary permissions.



# Hall

## Lounge

14'1" x 11'1" (4.30 x 3.40)

## Dining Room

13'1" x 10'9" (4.0 x 3.30)

## Conservatory

17'0" x 11'9" (5.20 x 3.60)

## Kitchen

13'5" x 5'10" (4.10 x 1.80)

## Bedroom 1

13'9" x 10'5" (4.20 x 3.20)

DOUBLE

## Bedroom 2

12'1" x 10'2" (3.70 x 3.10)

DOUBLE

## Bedroom 3

10'9" x 5'10" (3.30 x 1.80)

SINGLE

## Bathroom

6'6" x 5'10" (2.0 x 1.80)

## WC

3'7" x 2'2" (1.10 x 0.68)

## Lean to

17'8" x 3'3" (5.40 x 1.0)

Providing access from front driveway directly through to garden, water tight with roof and UPVC doors at each end. Ideal space for storage.



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 errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The layout, systems and appliances shown here may not be present and no guarantee is given to their availability or efficiency can be given. Marked with Berkeley Group

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(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			87
(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	



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