

**BerkeleyShaw**

## 6 Brook Road, Liverpool, L23 4UG

Asking Price £425,000

A rare opportunity to acquire this unique TWO DOUBLE bedroom DETACHED BUNGALOW, occupying a generous plot with stunning OPEN VIEWS across horse paddocks and towards Little Crosby to the front, together with a beautifully maintained sunny SOUTH-WEST facing rear GARDEN. Offering a peaceful SEMI-RURAL feel whilst still being within WALKING DISTANCE of local shops and bus routes, this delightful home perfectly combines tranquility with convenience.

The property is presented in move-in ready condition, yet also offers exciting future potential. Subject to the necessary permissions, there is scope to EXTEND into the attic, while the substantial DETACHED GARAGE provides excellent versatility with potential to create a SELF-CONTAINED ANNEX. The garage already benefits from a utility area together with a separate WET ROOM STYLE SHOWER ROOM and WC to the rear, making it ideal for multi-generational living, guest accommodation or a HOME OFFICE setup.

Internally, the accommodation briefly comprises a welcoming wide entrance hallway, spacious kitchen diner ideal for entertaining, and a bright lounge featuring a focal gas fireplace and attractive bay PATIO DOORS overlooking and opening onto the rear garden, flooding the room with natural light. There are two generous double bedrooms, both complete with FITTED WARDROBES, together with a modern shower room incorporating a walk-in double shower, vanity storage unit and WC.

Externally, the property enjoys a large plot with ample outdoor space, mature well-tended gardens and a SUNNY SOUTH WEST aspect to the rear, ideal for relaxing or entertaining.

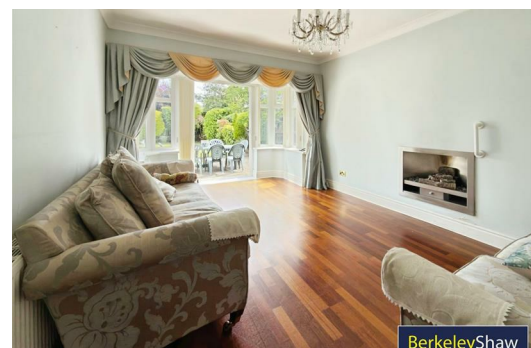
Offered with NO ONWARD CHAIN and FREEHOLD tenure, this exceptional bungalow must be viewed to fully appreciate the location, space, potential and lifestyle on offer.



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**Porch**

Double Glazed UPVC front door with porch/vestibule area leading into hall

**Hall**

Wide and welcoming hallway with access to all rooms and attic hatch with pull-down ladder

**Kitchen/Diner**

13'11" x 13'11" (4.26 x 4.26)

A range of fitted base and high level shaker style fitted kitchen units, one and half sink, integrated dishwasher, eye level integrated double oven, door to covered lean to, garage and garden

**Lounge**

18'8" x 12'0" (5.69 x 3.66)

Flooded with light from large bay with patio doors onto South Facing rear garden, focal gas fireplace, wood effect laminate flooring.

**Bedroom 1**

13'11" x 12'11" (4.26 x 3.96)

DOUBLE with Fitted wardrobes and wood effect laminate flooring, open views to front aspect.

**Bedroom 2**

12'0" x 10'0" (3.66 x 3.06)

DOUBLE with fitted wardrobes and wood effect laminate flooring, open views to front aspect.

**Bathroom**

8'3" x 6'7" (2.53 x 2.03)

Double walk-in shower with fitted pull-down seat and grab rails, sink with storage vanity unit, WC, Chrome heated towel Rail, tiled walls and flooring.

**Garage**

18'9" x 9'1" (5.73 x 2.77)

A spacious garage with up and over door from driveway, side door to lean to, utility area with plumbing for washing machine, window to garden and rear wet room style shower room with WC. Potential here to be converted to a full annex with water, drainage and electrics.

**Shower Room (Garage)**

Wet room style shower room at rear of garage, shower, WC and Sink.

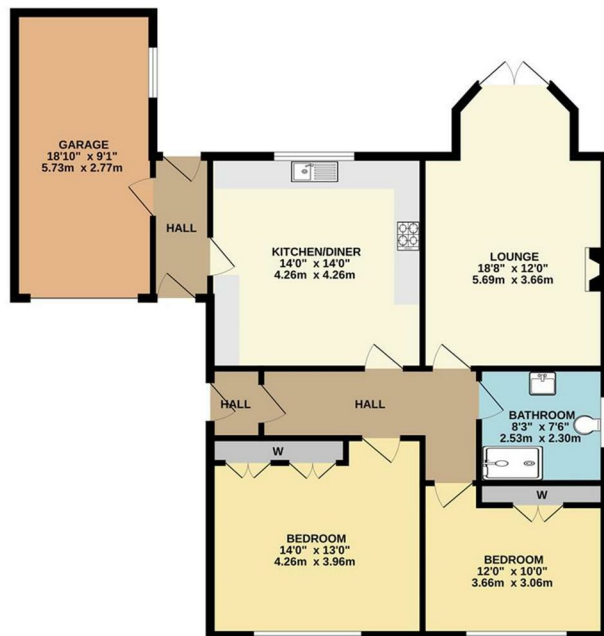
**Attic**

Access via pull down ladder in Hallway, large space with good head height and lots of potential - 360' video available on request

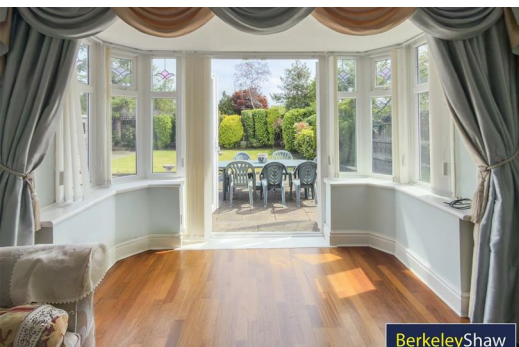
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
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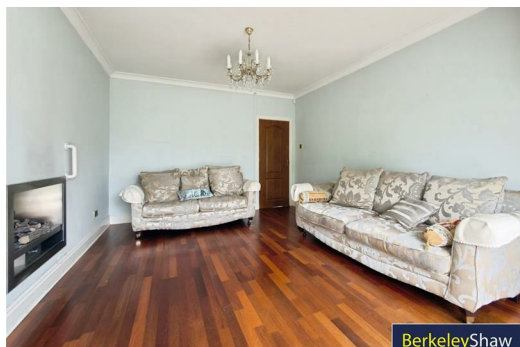
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any errors, 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. Made with Metaplan (2006).



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