



## 9 Ennerdale Drive, Liverpool, L21 5HX

### Offers Over £230,000

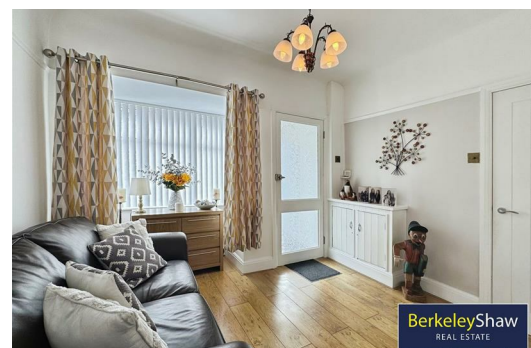
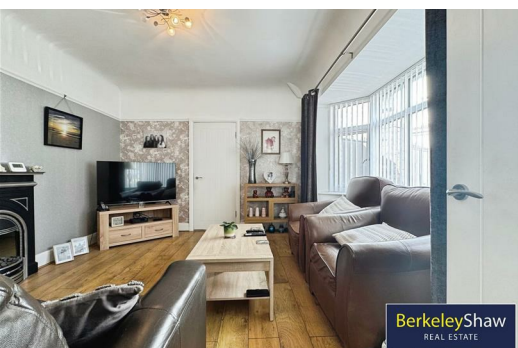
Berkeley Shaw are delighted to bring to market this beautifully presented two-bedroom detached bungalow, situated on the ever-popular Ennerdale Drive, L21.

This turn-key bungalow offers real curb appeal, set behind a mature and well-tended front garden with gated access and driveway parking. Ideally positioned for convenience, the home offers excellent access to Dunning's Bridge Road, while a wide variety of local amenities, shops, and transport links are all close by.

Stepping inside, a welcoming porch opens into a spacious reception hall. The accommodation flows through to a bright and inviting living room, flooded with natural light via its feature bay window. To the rear, the kitchen diner is a real highlight, complete with a range of integrated appliances and French doors leading out onto the rear garden – the perfect spot for dining or entertaining.

An inner hallway provides access to two generously sized bedrooms, both fitted with wardrobes, alongside a modern three-piece bathroom finished to a high standard.

Externally, the property continues to impress. The mature and beautifully maintained front garden enhances the appeal, while a gated driveway provides secure off-road parking. Further gated access leads through to the low-maintenance rear garden, fully paved and designed for ease of use.



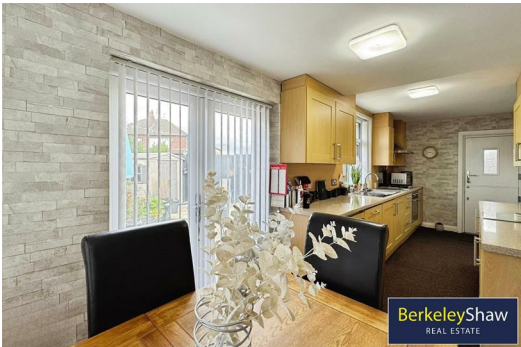
| Energy Efficiency Rating                    |                            |                            |
|---------------------------------------------|----------------------------|----------------------------|
|                                             | Current                    | Potential                  |
| 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 |                            |                            |
|                                             | EU Directive<br>2002/91/EC | EU Directive<br>2002/91/EC |
| England & Wales                             |                            |                            |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                            |
|-----------------------------------------------------------------|----------------------------|----------------------------|
|                                                                 | Current                    | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                            |
| (92 plus) A                                                     |                            |                            |
| (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 |                            |                            |
|                                                                 | EU Directive<br>2002/91/EC | EU Directive<br>2002/91/EC |
| England & Wales                                                 |                            |                            |

GROUND FLOOR



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 error, 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.  
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