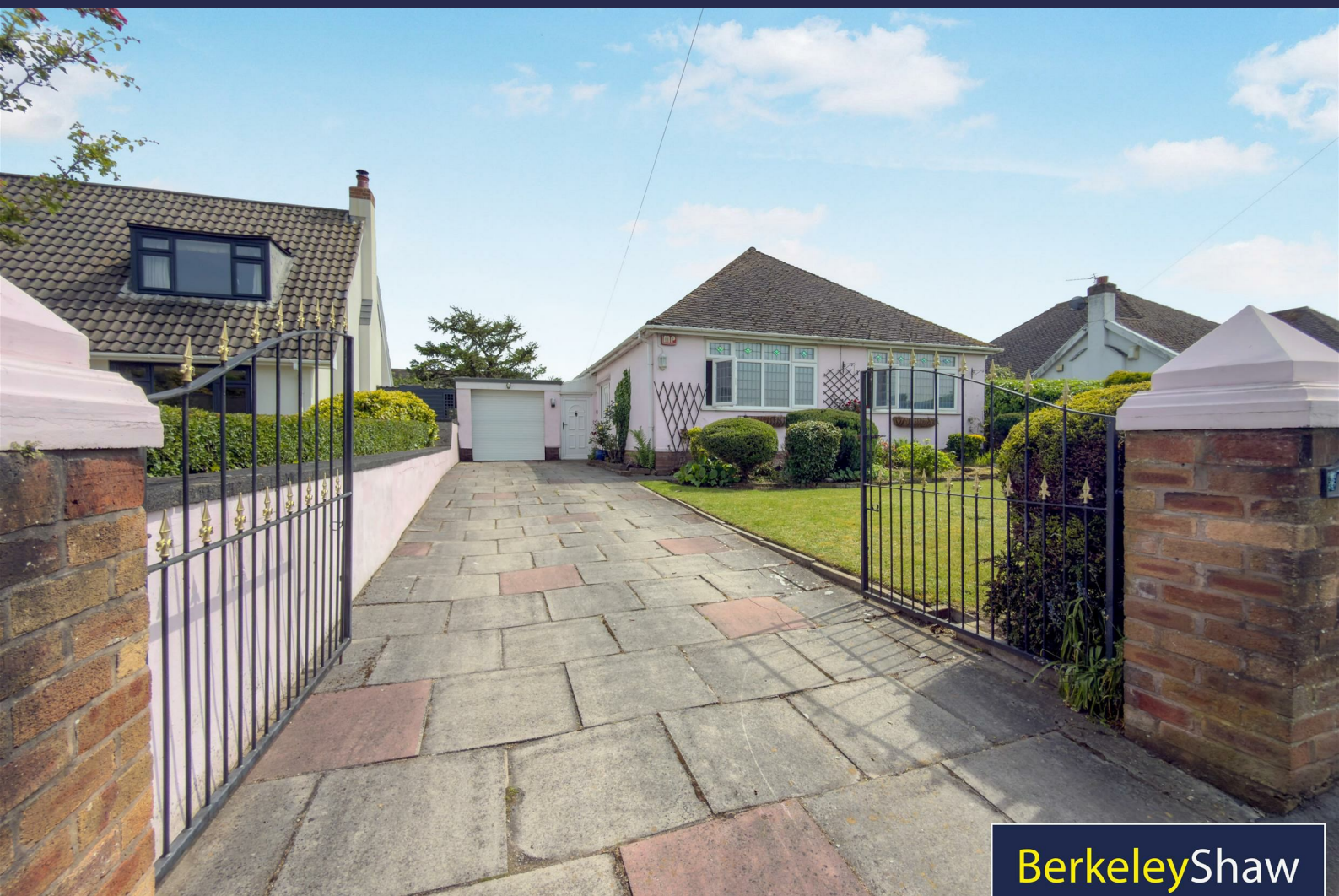




BerkeleyShaw

6 Brook Road, Liverpool, L23 4UG

O.I.R.O £425,000

An exciting opportunity to update and create your PERFECT BUNGALOW, this TWO DOUBLE BEDROOM DETACHED bungalow offers well-proportioned accommodation with plenty of scope for a new owner to modernise and add their own style. Occupying a GENEROUS PLOT with wonderful OPEN VIEWS across horse paddocks and towards Little Crosby to the front, the property also enjoys a beautifully maintained, sunny SOUTH-WEST FACING REAR GARDEN.

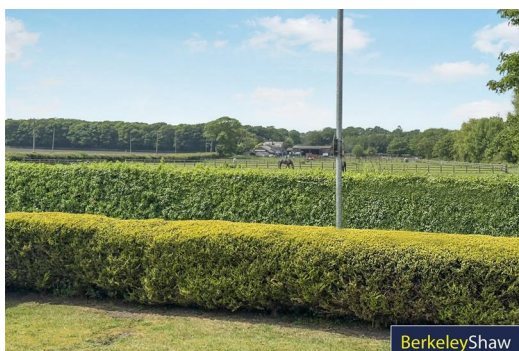
Whilst the property would now benefit from some cosmetic updating, it provides a fantastic blank canvas with excellent potential to create a superb home tailored to individual tastes. Enjoying a peaceful SEMI-RURAL FEEL yet remaining within WALKING DISTANCE of local shops and bus routes, this is a rare opportunity combining SPACE, POTENTIAL, TRANQUILLITY AND CONVENIENCE in a highly appealing setting.

The property is well-presented 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.

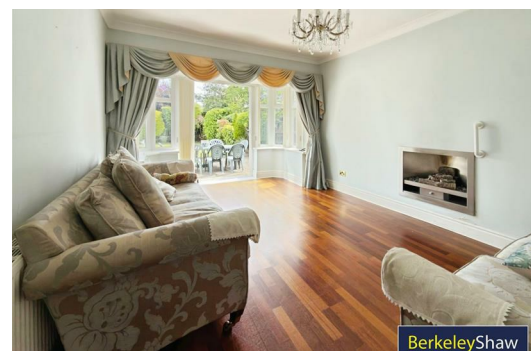
Internally, the accommodation briefly comprises a welcoming wide entrance hallway, spacious kitchen diner ideal for entertaining, and a bright lounge featuring a focal gas fireplace and bay PATIO DOORS overlooking and opening onto the rear garden, flooding the room with natural light. There are two generous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



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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.

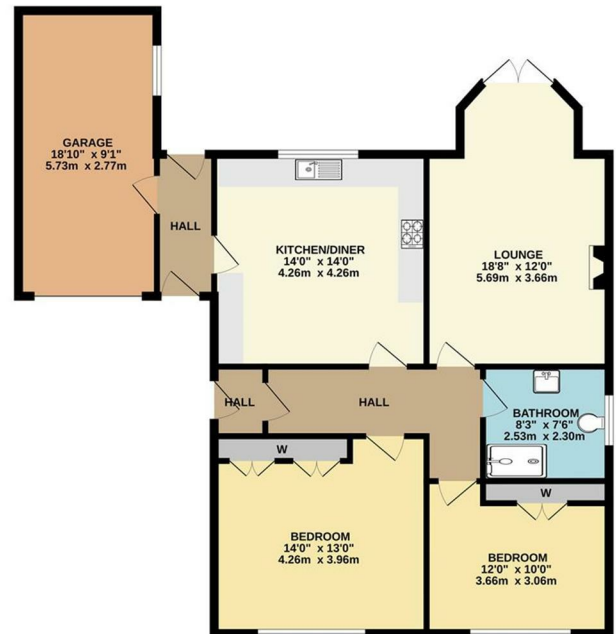
Attic

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all rooms, fixtures and fittings 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 C2000.



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