



## 17 Ennerdale Drive, Liverpool, L21 5HX

Asking Price £170,000

An OPPORTUNITY to transform a CORNER PLOT semi-detached property into your forever home! This renovation project is bursting with POTENTIAL, offering a large SIDE GARDEN, off-road PARKING, and a detached GARAGE.

Inside, you'll find a welcoming front lounge that invites creativity, along with a sitting dining room that sets the stage for family meals and gatherings. The spacious kitchen is ripe for reimagining, making it a true heart of the home. A convenient DOWNSTAIRS WET ROOM-style shower adds practicality, ensuring that your renovation can accommodate modern living needs.

Upstairs boasts two generous DOUBLE bedrooms alongside a well-appointed bathroom featuring a walk-in shower, providing ample space for family or guests.

Located in a popular area that's ideal for families, this property is surrounded by excellent SCHOOLS and offers easy access to motorways and Liverpool city centre, making it a prime location for your new home.

With NO CHAIN and being FREEHOLD, this is an unmissable chance to create the HOME OF YOUR DREAMS, tailored to your unique style and requirements.

Don't miss out on this extraordinary renovation opportunity, to book a viewing call Berkeley Shaw Real Estate 0151 9246000 and start your journey to transform this property into your ideal living space!



## Hall

## Lounge

11'10" x 10'7" (3.62 x 3.23)

## Family Room

14'5" x 9'2" (4.40 x 2.81)

## Dining Room

9'8" x 7'6" (2.95 x 2.31)

## Shower Room - Ground Floor

7'6" x 4'1" (2.31 x 1.27)

## Kitchen

11'2" x 10'8" (3.41 x 3.27)

## Bedroom 1

15'11" x 10'7" (4.86 x 3.23)

DOUBLE

## Bedroom 2

10'8" x 9'2" (3.27 x 2.81)

DOUBLE

## Bathroom

7'10" x 7'6" (2.39 x 2.31)

GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.

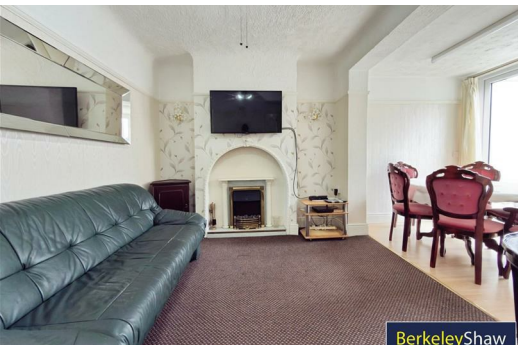


TOTAL FLOOR AREA - 1013 sq.ft. (94.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, walls 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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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		
	66	78
<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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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