



BerkeleyShaw

66 Sudbury Road, Liverpool, L22 6QR

Asking Price £240,000

Situated within a quiet and highly sought-after cul-de-sac, this beautifully presented three-bedroom SEMI-DETACHED home enjoys an enviable coastal position, with the BEACH literally at the end of the road. Offering stylish, move-in-ready accommodation throughout, this property is ideal for FIRST TIME BUYERS seeking a home without the expense and disruption of renovation works.

The ground floor features a bright and welcoming lounge, enhanced by a large bay window that floods the room with natural light. To the rear, the impressive OPEN-PLAN kitchen/diner provides the perfect space for modern family living and entertaining, with ample room for dining and socialising. A contemporary family bathroom completes the ground floor and has been finished to a high standard with modern fittings and STYLISH décor.

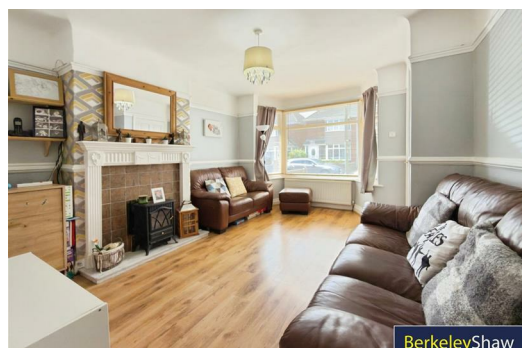
Upstairs, the property offers three well-proportioned bedrooms comprising a generous principal bedroom with the added convenience of an EN-SUITE WC, a further double bedroom and a single bedroom. There is also access to a useful loft space providing excellent storage.

Externally, the property benefits from off-road PARKING for two vehicles to the front. To the rear is a sunny, enclosed GARDEN, ideal for relaxing or entertaining, with the added advantage of direct access to the front of the property.

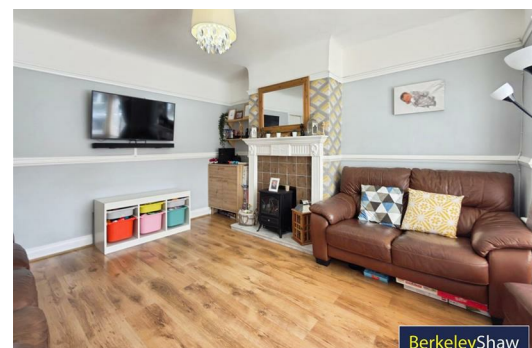
Perfectly positioned close to the beach, local shops, cafés and the TRAIN station, this fantastic home combines coastal living with everyday convenience. Early viewing is highly recommended.



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Hall

Lounge

14'9" x 12'11" (4.52 x 3.96)

Kitchen Diner

16'0" x 15'3" (4.89 x 4.65)

Bathroom - Downstairs

7'10" x 5'10" (2.40 x 1.78)

Bedroom 1

12'11" x 11'5" (3.96 x 3.50)

DOUBLE

En-Suite WC

Bedroom 2

11'6" x 8'5" (3.51 x 2.58)

DOUBLE

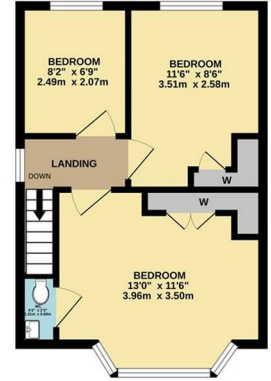
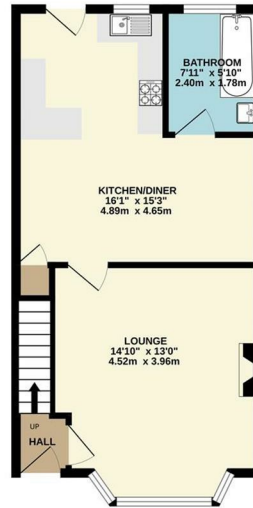
Bedroom 3

8'2" x 6'9" (2.49 x 2.07)

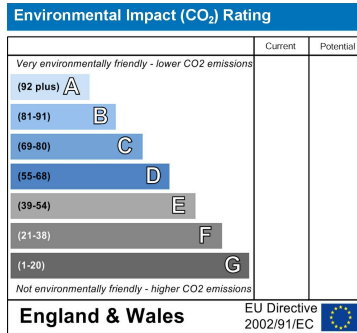
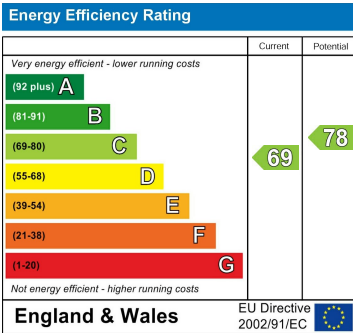
SINGLE

GROUND FLOOR

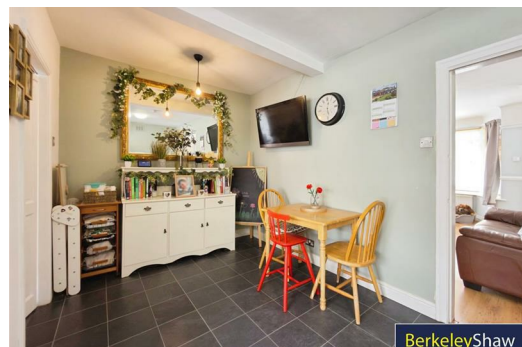
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for indicative 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 is given as to their operability or efficiency over time.
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