



BerkeleyShaw

44 Greenway, Liverpool, L23 9XP

Offers Over £270,000

****Offered with No Onward Chain | Freehold****

An excellent opportunity to acquire this beautifully maintained two-bedroom semi-detached bungalow, ideally suited to downsizers seeking comfortable, low-maintenance single-storey living in a peaceful setting.

Set behind gated driveway parking and complemented by a detached garage, the property enjoys attractive, well-established gardens featuring a variety of mature fruit trees, creating a wonderful outdoor space to relax and enjoy throughout the seasons.

The well-presented accommodation comprises a welcoming entrance porch (newly installed in 2024), a spacious lounge with an attractive focal fireplace, two generous double bedrooms, a modern kitchen fitted 2024, and a contemporary shower room designed with ease of mobility in mind. To the rear, a delightful sun room currently serves as a dining room, providing additional versatile living space with pleasant views over the gardens.

The property has been lovingly cared for by the current owners and benefits from significant recent improvements, including a new roof installed in 2022 and cavity wall insulation. The fully insulated attic offers excellent storage space and presents potential for conversion, subject to the necessary permissions and building regulations.

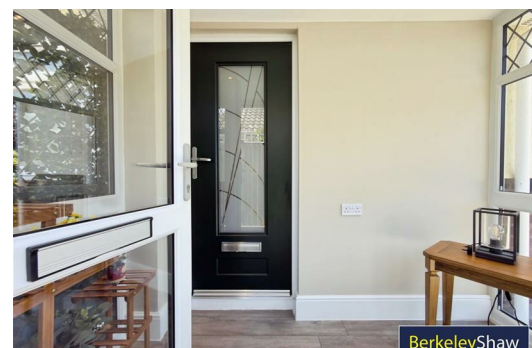
Combining practical accommodation with beautiful outdoor space and ample parking, this charming bungalow is perfectly suited to those looking to downsize without compromise.



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Porch

Hall

Lounge

15'3" x 11'8" (4.66 x 3.58)

Kitchen

11'5" x 8'9" (3.48 x 2.69)

Sun Room

9'6" x 8'11" (2.92 x 2.73)

Bedroom 1

15'11" x 9'11" (4.86 x 3.03)

DOUBLE

Bedroom 2

10'3" x 8'11" (3.14 x 2.73)

DOUBLE

Bathroom

6'4" x 6'3" (1.95 x 1.91)

Detached Garage

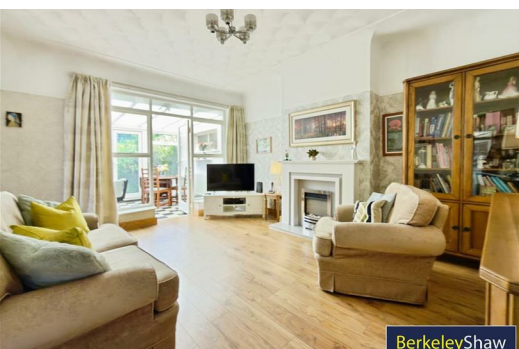
GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
 Made with Metropac CO2C2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(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		



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