



BerkeleyShaw

20 Alder Grove, Liverpool, L22 2AL

£290,000

Situated in a HIGHLY SOUGHT-AFTER residential location, this beautifully RENOVATED and EXTENDED three-bedroom semi-detached home offers stylish, versatile accommodation ideal for modern family living. The property has been significantly improved throughout with NEW WINDOWS, REWIRING, REPLASTERING, a contemporary ground floor WET ROOM, and EICR and Gas Safety certification available for added peace of mind.

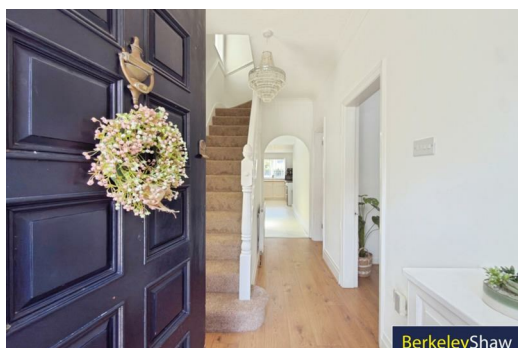
The accommodation comprises an entrance porch, welcoming hallway, a bright front lounge featuring an electric log burner, and a second reception room offering flexible living space, ideal for MULTI-GENERATIONAL living, a dining room or home office. To the rear, the extended kitchen provides ample storage and workspace, whilst the ground floor wet room adds further practicality.

Upstairs are two generous double bedrooms, a well-proportioned single bedroom and a stylish family bathroom with a bath and shower over. Outside, the SOUTH-FACING rear garden has been designed for easy enjoyment, with a useful lean-to providing storage for bikes and wheelie bins. A driveway to the front offers OFF-ROAD PARKING for two vehicles.

Ideally positioned close to local parks, the popular College Road amenities and within walking distance of EXCELLENT schools, this superb home is ready to move straight into and is certain to appeal to a wide range of buyers. Early viewing is highly recommended.



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Hall

Living Room

13'1" x 11'6" (4.01 x 3.51)

Wet Room - Ground Floor

Dining Room

13'5" x 11'5" (4.11 x 3.50)

Kitchen

20'3" x 6'6" (6.19 x 2.0)

Bedroom 1

13'5" x 9'5" (4.09 x 2.88)

Bedroom 2

13'6" x 10'1" (4.12 x 3.09)

Bedroom 3

8'2" x 7'10" (2.50 x 2.40)

Bathroom

8'3" x 5'10" (2.54 x 1.78)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here have been noted and not guaranteed as to their operability or efficiency can be given. Made with iFloorplan 1.0.0.0

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	



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