



BerkeleyShaw

42 Buttermere Gardens, Liverpool, L23 0SF

Asking Price £250,000

FREEHOLD – A well-maintained THREE BEDROOM end terrace home, cared for by the same owners for over 50 years. Set on a quiet road overlooking an attractive green, it offers two separate reception rooms, an extended kitchen and a SOUTH FACING rear garden backing onto Crosby allotments. The property has an EPC rating of C and benefits from cavity wall insulation.

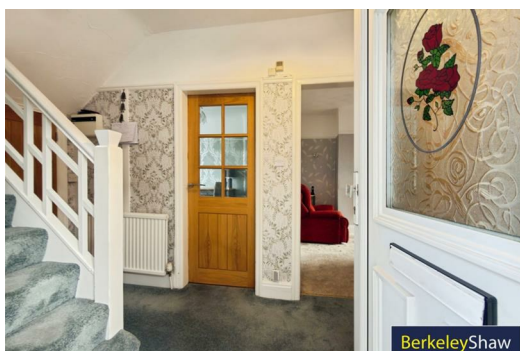
The front reception room provides a separate space for relaxing or dining, while the rear lounge has patio doors opening onto the south facing patio and lawn. With no houses directly behind, the garden enjoys an open outlook across the allotments. To the front, a paved garden is easy to maintain.

Upstairs are three bedrooms and a shower room. The main bedroom looks out over the allotments, and the combi boiler is housed in the third bedroom. The home offers scope to extend further, subject to any necessary consents.

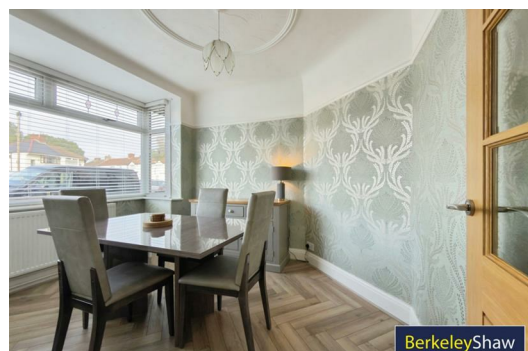
Rimrose Valley is close by, with Forefield Lane and Chesterfield schools within walking distance. This is a lovely opportunity for buyers seeking a well-cared-for home with space to make it their own.



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Hall

Dining Room

11'9" x 9'2" (3.60 x 2.80)

Lounge

13'5" x 9'6" (4.10 x 2.90)

Kitchen

17'0" x 6'6" (5.20 x 2.0)

Bedroom 1

13'9" x 9'2" (4.20 x 2.80)

DOUBLE

Bedroom 2

12'5" x 9'2" (3.80 x 2.80)

DOUBLE

Bedroom 3

8'6" x 6'2" (2.60 x 1.90)

SINGLE

Family Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		69	69
(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



TOTAL FLOOR AREA: 872 sq ft. (81.0 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is given for their condition or efficiency and no guarantee is given for their condition or efficiency and no guarantee is given for their condition or efficiency.

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