



## 199 The Serpentine North, Liverpool, L23 6TJ

Offers Over £800,000

Occupying a prime position on THE SERPENTINE NORTH, directly opposite the park and enjoying open sea views across the Mersey just a stone's throw away, this beautifully renovated four bedroom detached FREEHOLD dormer bungalow offers an exceptional lifestyle in one of the area's most PRESTIGIOUS locations with NO CHAIN.

Upgraded to an exacting standard throughout, the heart of the home is the stunning open plan kitchen, living and dining space designed for modern family life and entertaining. The high specification Wren kitchen is complemented by elegant quartz worktops and a full range of AEG appliances, while laser levelled flooring and engineered oak floors add both quality and continuity to the space.

To the front of the property, a welcoming lounge enjoys delightful views across the park and towards the sea, creating a calm and light filled retreat. The ground floor also offers two generous double bedrooms and a stylish family bathroom, providing excellent flexibility for family living or single level accommodation if required.

The first floor continues to impress. The principal bedroom is a superb sanctuary, with double Velux windows framing elevated sea views and a contemporary ensuite wet room. A spacious landing area offers versatility as a dressing room or home office. A second double bedroom with its own ensuite completes the upper level, ideal for guests or older children seeking independence.

Externally, the property is set behind a substantial front garden with a driveway providing off road parking for up to several cars. A wrap around garden creates superb space for outdoor dining and relaxation, with



## Entrance Porch

## Hall

## Family Room

16'2" x 11'1" (4.95 x 3.38)

## Kitchen/Living/Dining Room

21'3" x 20'2" (6.49 x 6.15)

## Lounge

19'8", 17'7" x 16'2" (6,54 x 4.95)

## Bedroom 3 - Ground Floor

16'2" x 10'4" (4.93 x 3.16)

## Bedroom 4 - Ground Floor

15'9" x 10'4" (4.82 x 3.16)

## Downstairs Bathroom

10'4" x 7'9" (3.16 x 2.37)

## Bedroom 1 - First Floor

16'3" x 15'3" (4.97 x 4.65)

## Ensuite to Bedroom 1

9'8" x 8'1" (2.95 x 2.48)

## Bedroom 2 - First Floor

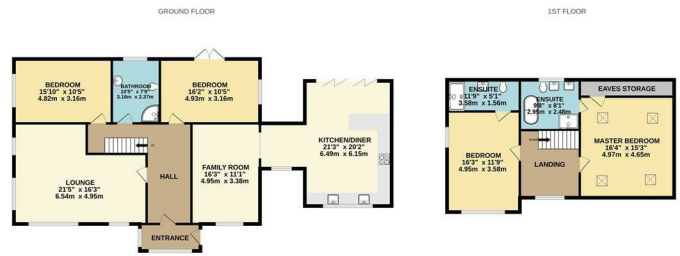
16'2" x 11'8" (4.95 x 3.58)

## Ensuite to Bedroom 2

11'8" x 5'1" (3.58 x 1.56)

## Landing

An ideal Dressing Room or Office Space



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, windows, doors and any other details are approximate and the responsibility to take for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown may not have been tested or guaranteed as to their operability or efficiency capabilities.  
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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	

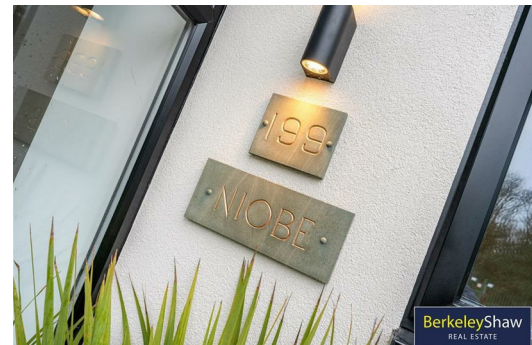
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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