



BerkeleyShaw

15 Sandheys Grove, Liverpool, L22 7RX

Asking Price £200,000

****NO CHAIN** *FREEHOLD****

This fantastic semi-detached home is located just a stone's throw from the iconic Crosby BEACH and is perfectly positioned within walking distance of Waterloo TRAIN STATION, along with an excellent selection of SHOPS, BARS and RESTAURANTS. Situated on a sought-after and quiet close, it offers a rare combination of tranquillity and convenience in the ever-popular L22 postcode.

Originally designed as a 2 DOUBLE bedroom property, the accommodation is currently configured as three bedrooms, offering a double bedroom and two compact singles which could be utilised as two home offices? This can easily be reverted back to two doubles if preferred.

The property benefits from valuable easy maintenance, larger than average SOUTH FACING PAVED YARD, a true rarity for homes in this prime coastal location. Internally there is a front lounge with bay window and focal gas fire place, dining room with gas fire, a compact KITCHEN and rear porch which offers clear POTENTIAL to further increase its value by updating. This also features a DOWNSTAIRS WC, adding to its practicality and appeal. Upstairs there is a double bedroom to the front aspect with electric fire and to the rear two single bedrooms which could be returned to one larger double. There is a shower room to side aspect.

Offered with no onward chain and sold as freehold, this property represents an ideal purchase for FIRST TIME BUYERS who do not want the costs associated with flats, investors or those seeking a lifestyle move close to the coast, with excellent transport links and amenities right on the doorstep.



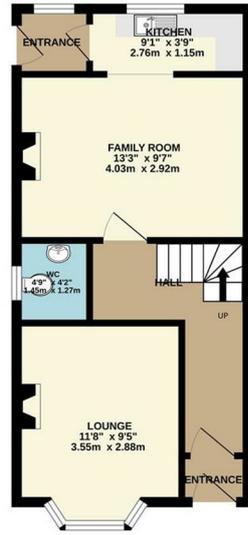
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- Hall
- Lounge
- Downstairs WC
- Dining Room
- Kitchen
- Rear Porch
- Shower Room
- Bedroom 1
DOUBLE
- Bedroom 2
Single
- Bedroom 3/ Office
- Rear Porch

GROUND FLOOR
376 sq ft. (34.9 sq.m.) approx.

1ST FLOOR
325 sq ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq ft. (65.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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, fixtures and appliances shown here are not guaranteed and no guarantee as to their operation or efficiency can be given.
Made with Metropix C2008

| 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 | 78 |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | 21 |



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