



33 Papillon Drive, Liverpool, L9 9HL

Offers Over £260,000

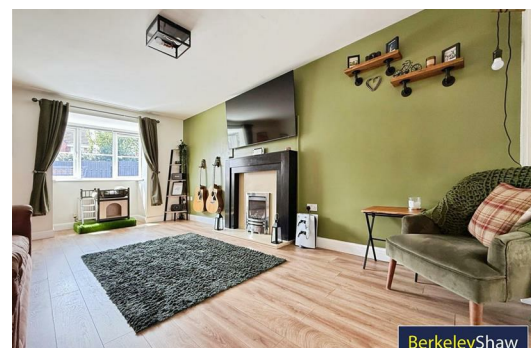
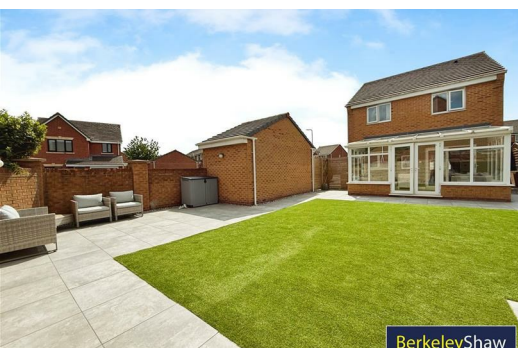
Step into this immaculate detached three-bedroom home, tucked away on a peaceful close - perfect for families. Sitting proudly on a generous CORNER PLOT, this property boasts a detached GARAGE and beautifully landscaped garden, complete with an easy maintenance artificial lawn and stylish pergola patio area ideal for summer evenings.

Inside, the heart of the home is the stunning open-plan kitchen, living and dining area, designed for modern living. Fresh, contemporary and flooded with natural light, it's the ideal space to entertain or unwind which leads onto a bright and airy conservatory retreat, bringing the outdoors in. There's also a downstairs WC for added convenience.


Upstairs, you'll find three well-proportioned bedrooms with the main bedroom benefiting from an ensuite shower room. The family bathroom has a stylish decorative panel bath and over shower. The attic is fully boarded with lighting and a pull-down ladder, offering fantastic storage potential.


This home truly ticks all the boxes for stylish, stress-free living. Don't miss out on this Gem!

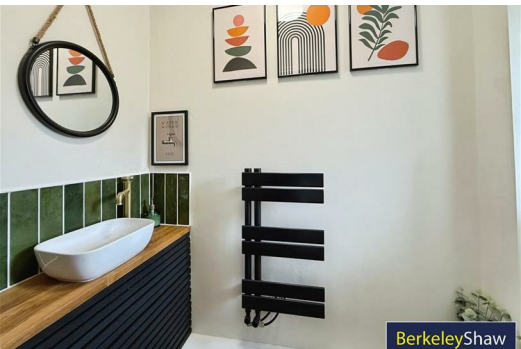
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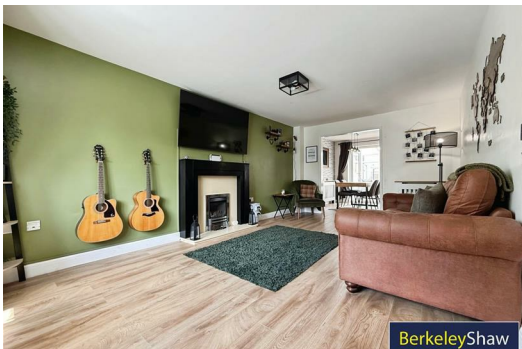
- Hall
- Downstairs WC
- Lounge
- Kitchen Dining Room
- Conservatory
- Garage
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- En-suite
- Landing

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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