



15a Bull Lane, Liverpool, L9 8DA

Offers Over £200,000

Are you looking to take your first step onto the property ladder or looking for an ideal family home?

Berkeley Shaw are the appointed agents for this well-presented three-bedroom semi-detached property located on Bull Lane L9. The surrounding area boasts an excellent variety of amenities with a range of shops, pubs, cafes and restaurants available along Rice Lane. The area also offers superb transport links via both road and rail giving easy access into Liverpool City Centre and surrounding areas.

Set out across two floors, the accommodation briefly comprises; entrance hall with WC, spacious and inviting front living which provides access through to the dining room. This is the ideal space to eat as a family or entertain and boasts an open aspect through to the modern fitted kitchen. The kitchen is complete with high gloss units, gas burning and electric oven. Completing the ground floor layout is a spacious conservatory which offers views of the garden. Rising to the first floor, the landing provides access to three bedrooms, the master boasting en-suite shower room and a further three-piece bathroom. Externally, the property has off street parking for several vehicles and a generous rear garden with laid to lawn and patio area. Further benefits to the property include no onward chain, gas central heating and double glazing.

Viewing is essential!



Hallway

Laminate floor, radiator & stairs to upper floor.

WC

WC, corner basin, tiled walls, double glazed window laminate floor & radiator.

Living room

Double glazed window, gas fire, laminate floor & radiator.

Dining room

Storage cupboard, tiled floor, radiator, open aspect to kitchen & sliding door to conservatory.

Kitchen

High gloss units, gas burning hob, electric oven, double glazed window, stainless steel sink with drainer, extractor hood, tiled floor & spotlights.

Conservatory

Double glazed windows, double door to garden & tiled floor.

Landing

Double glazed window, storage cupboard, loft access & radiator.

Bedroom 1

Double glazed window, radiator, laminate floor & fitted wardrobes.

En-suite

WC, basin, tiled floor, tiled walls, extractor fan, shower unit & radiator.

Bedroom 2

Double glazed window, laminate floor, radiator & fitted wardrobe.

Bedroom 3

Double glazed window & radiator.

Bathroom

Bath with shower, double glazed window, WC, basin, double glazed window, radiator, tiled floor & tiled wall.

Externally,

Block paved driveway & rear garden with laid to lawn & patio area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. They offer the most accurate and complete information for sale as well as the very perspective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with floorplan 12022



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