



## 66B Cobwebs Corner Litherland Park, Liverpool, Merseyside L21 9HR

### Asking Price £375,000

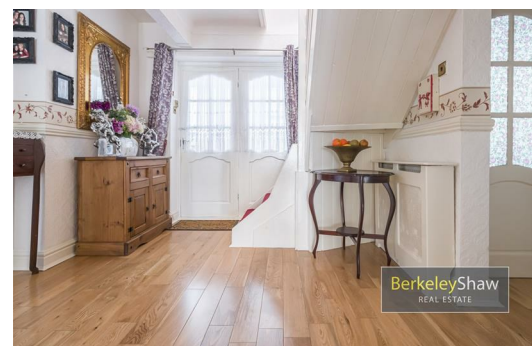
An Exceptionally Spacious Four-Bedroom Detached Dormer Bungalow in Prestigious Litherland Park

Set within one of L21's most desirable addresses, this impressive four double-bedroom detached dormer bungalow offers a rare opportunity to acquire a substantial family home in the heart of Litherland Park. Just a short walk from excellent local schools, shops, transport links, and amenities, the location makes this property perfect for growing families and those looking to downsize without compromise on space.

From the moment you step inside, you'll be struck by the generous proportions and versatile layout. The ground floor accommodation comprises a welcoming entrance hall, leading to a bright morning room, a spacious fitted kitchen with garden access, and a separate utility room. The large living/dining room is ideal for entertaining, while the conservatory provides a peaceful retreat overlooking the rear garden. Completing the ground floor layout are two double bedrooms, including the master bedroom with walk in wardrobe, and a four-piece bathroom. A single garage offers additional storage or secure parking.

Upstairs, the dormer extension provides two further double bedrooms and a second family bathroom, making this home perfectly suited to flexible family living or multi-generational needs.

Externally, the property boasts a driveway with ample off-road parking and a generous, sunny rear garden—a great space for outdoor entertaining or relaxing in the warmer months.





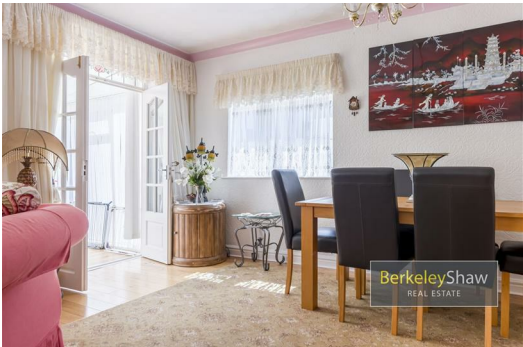
| Energy Efficiency Rating                                                                                                                |         |           |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                         | Current | Potential |
| Very energy efficient - lower running costs                                                                                             |         |           |
| (92 plus) <b>A</b>                                                                                                                      |         |           |
| (81-91) <b>B</b>                                                                                                                        |         |           |
| (69-80) <b>C</b>                                                                                                                        |         |           |
| (55-68) <b>D</b>                                                                                                                        |         |           |
| (39-54) <b>E</b>                                                                                                                        |         |           |
| (21-38) <b>F</b>                                                                                                                        |         |           |
| (1-20) <b>G</b>                                                                                                                         |         |           |
| Not energy efficient - higher running costs                                                                                             |         |           |
| <b>England &amp; Wales</b><br>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) <b>A</b>                                                                                                                      |         |           |
| (81-91) <b>B</b>                                                                                                                        |         |           |
| (69-80) <b>C</b>                                                                                                                        |         |           |
| (55-68) <b>D</b>                                                                                                                        |         |           |
| (39-54) <b>E</b>                                                                                                                        |         |           |
| (21-38) <b>F</b>                                                                                                                        |         |           |
| (1-20) <b>G</b>                                                                                                                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                         |         |           |
| <b>England &amp; Wales</b><br>EU Directive 2002/91/EC  |         |           |



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, rooms and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The accuracy, accuracy and representation shown have not been tested and no guarantee is to be given of accuracy or no error.

Made with Metaphor 10000



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

