



7 Sundial Close, Liverpool, L23 1AG

Asking Price £220,000

READY TO MOVE INTO MODERN TWO DOUBLE BEDROOM HOME WITH NO CHAIN, BUILT IN 2021 WITH EPC B RATING, NHBC WARRANTY, DRIVEWAY PARKING FOR TWO CARS AND A SUNNY REAR GARDEN, LOCATED IN A QUIET CLOSE IN THORNTON L23 WITH EASY COMMUTER ACCESS.

This beautifully presented END-TERRACE home, constructed in 2021, offers modern, energy efficient living and is ideal for FIRST TIME BUYERS or anyone seeking a low maintenance property that is truly move in ready. With an EPC rating of B and the benefit of a valid NHBC certificate, the home provides both efficiency and reassurance for prospective buyers.

The accommodation is well planned and stylish throughout, creating a bright and welcoming living environment. The modern kitchen is fitted with a range of INTEGRATED APPLIANCES including a fridge, freezer, DISHWASHER and washing machine, making it perfectly suited to contemporary living.

Upstairs the property offers two well proportioned double bedrooms along with a modern bathroom, all presented in excellent condition meaning no works are required. To the rear of the property is a sunny, private GARDEN, ideal for relaxing or entertaining, and it also benefits from a useful garden SHED providing additional storage space.

Externally the home enjoys DRIVEWAY PARKING for two vehicles and is situated within a quiet residential close with pleasant open views, offering a peaceful setting while still being conveniently located.



- Hall
- Lounge
- Kitchen/Dining
- Utility
- Downstairs WC
- Bedroom 1
DOUBLE
- Bedroom 2
DOUBLE
- Bathroom

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(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	

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	

GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here, not been tested and no guarantee as to their operability or efficiency can be given. Made with Hergo 12/2019



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

