



BerkeleyShaw

10 Village Courts, Liverpool, L30 7RE

Asking Price £325,000

Tucked away behind Netherton Green in the charming close of Village Courts, L30 this UNIQUE detached THATCHED house offers a perfect blend of modern comfort and character charm. Built in 2002, (and in need of some works) the property has been originally designed to celebrate Period Features with bespoke wooden doors, large 'Inglenook' style brick fireplace, Log burner, Spiral Staircase and spans an impressive 840 square feet, providing ample space for growing families and entertaining.

Upon entering, you are welcomed into a spacious hallway with the stand out feature Spiral Staircase leading to the first floor. Then bespoke 'French' style glazed doors lead to an impressive lounge with feature fireplace. Double doors lead through to the conservatory which has a stone floor.

The dining kitchen benefits from a log burner and has a country kitchen feel.

On the ground floor there is also a downstairs bathroom and potential office or downstairs bedroom.

To the first floor are two double bedrooms are thoughtfully designed with vaulted wooden ceilings offering a peaceful retreat for rest and rejuvenation. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. There is a large bathroom with free standing designer bath.

Outside to the front there are mature trees, driveway parking and gates through to grassed rear garden with multiple composite sheds for storage. The property is situated in a friendly neighbourhood, making it ideal for



Hall

Lounge

23'11" x 14'5" (7.30 x 4.40)

Conservatory

13'7" x 12'1" (4.16 x 3.69)

Kitchen/Diner

24'8" x 11'6" (7.53 x 3.53)

Downstairs Shower Room

8'10" x 5'3" (2.70 x 1.62)

Mains Boiler, WC, Sink, Walk-in Shower

Family Room/Bedroom 4

12'4" x 9'7" (3.76 x 2.93)

Landing

Bedroom 1

21'8" x 11'6" (6.62 x 3.52)

Bedroom 2

14'6" x 11'6" (4.43 x 3.53)

Bedroom 3

12'4" x 9'7" (3.77 x 2.93)

Bathroom 1st Floor

12'1" x 11'0" (3.70 x 3.37)

GROUND FLOOR

1ST FLOOR



While every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 floorplan is based on the information provided to us by the vendor and no guarantee as to its accuracy can be given. Made with Metropic (2022).

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

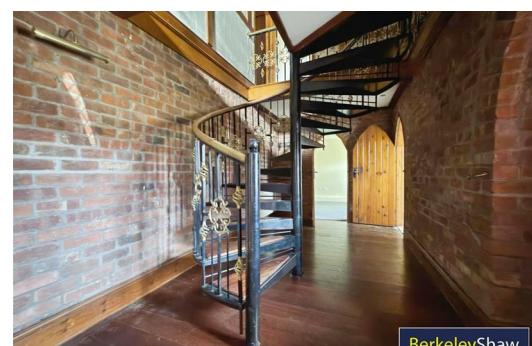
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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