BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



15 Tensing Road, Liverpool, L31 6BJ

Offers In Excess Of £315,000

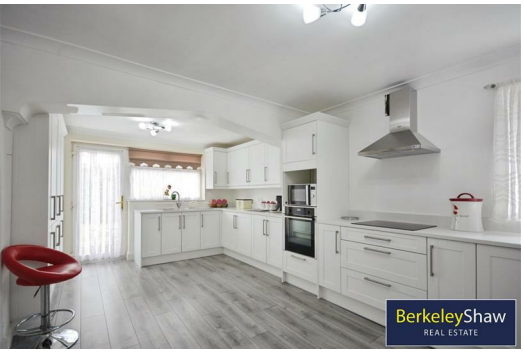
This five-bedroom semi-detached bungalow is **for sale** in a sought-after residential area of Liverpool, offering flexible accommodation ideal for families. Neutrally decorated throughout, the property includes an open-plan reception room with a fireplace, garden views and direct access to the garden, creating a sociable living and dining space.

The open-plan kitchen will feature a new Wren kitchen design, benefitting from natural light and further access to the garden. This kitchen will be installed on 6th July. Sleeping accommodation includes a ground floor master bedroom, a further ground floor double bedroom, a single bedroom with en-suite, and two additional double bedrooms, providing versatility for family life, guests or home working. The main bathroom on the ground floor offers both a shower and bath, while the en-suite adds extra convenience.

Externally, the property includes a garden and parking, enhancing practicality and outdoor enjoyment. The EPC rating is C and the council tax band is C.

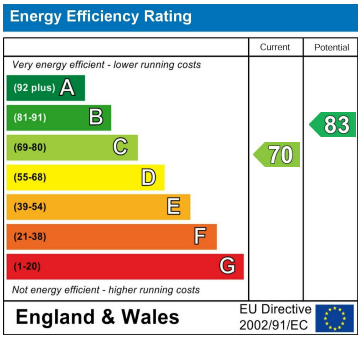
Located in the L31, the bungalow is well placed for local amenities including shops, cafés and everyday services in nearby Maghull. Families benefit from access to a range of local schools within a short drive.

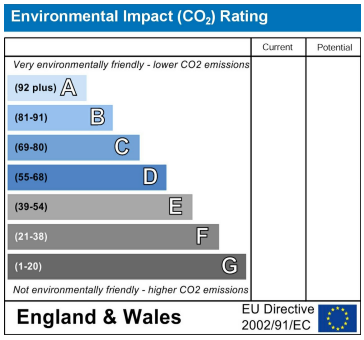
Public transport links are available via nearby Maghull and Maghull North railway stations, offering services towards Liverpool Central in around 20–25 minutes and connections to Ormskirk and beyond. Road links are also convenient, with access to the A59 and M57 providing routes into Liverpool city centre and across the wider Merseyside region.

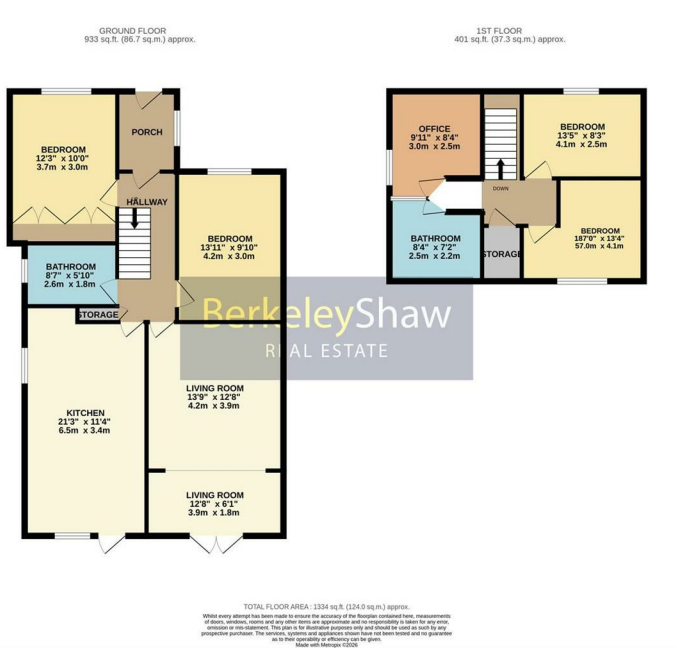







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
83
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.
1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.
BEDROOM
12'3" x 10'0"
3.7m x 3.0m
PORCH
HALLWAY
BEDROOM
13'11" x 9'10"
4.2m x 3.0m
BATHROOM
8'7" x 5'10"
2.6m x 1.8m
STORAGE
KITCHEN
21'3" x 11'4"
6.5m x 3.4m
LIVING ROOM
13'9" x 12'8"
4.2m x 3.9m
LIVING ROOM
12'8" x 6'1"
3.9m x 1.8m
OFFICE
9'11" x 8'4"
3.0m x 2.5m
BEDROOM
13'5" x 8'3"
4.1m x 2.5m
DOWN
BATHROOM
8'4" x 7'2"
2.5m x 2.2m
STORAGE
BEDROOM
18'0" x 13'4"
57.0m x 4.1m
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TOTAL FLOOR AREA : 1334 sq.ft. (124.0 sq.m.) approx.
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