



BerkeleyShaw

44 Douglas Drive, Liverpool, L31 9DG

£220,000

NO CHAIN – Detached 2-Bedroom Bungalow in Sought-After Maghull – Wheelchair Accessible & Ready to Move In**

This well-maintained DETACHED BUNGALOW offers a rare opportunity to secure a MOBILITY-FRIENDLY, CHAIN FREE home in the highly desirable Maghull area. Ideal for downsizers or those seeking accessible living, this property is ready for immediate occupation.

Step inside to a spacious **lounge diner**, complete with a remote-controlled **FEATURE FIREPLACE** creating a cosy yet convenient focal point. The home boasts two double bedrooms – the main featuring **BUILT-IN WARDROBES AND DRAWERS**, while the second offers versatility as a guest room, dining room, or hobby space, with **PATIO DOORS** opening onto the sunny **SOUTH FACING garden**.

Designed with accessibility in mind, the property includes a **wheelchair ramp** and a modern **WET ROOM** with shower ensuring safe and easy mobility throughout.

Outside, enjoy a private, enclosed rear **GARDEN** with a lush lawn and flowering borders, perfect for relaxing or entertaining. A **DETACHED GARAGE** and **driveway** provide ample **PARKING** for multiple vehicles.



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REAL ESTATE



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Hall

UPVC front door leading to hallway with cupboard housing boiler. Door through to lounge.

Lounge/Diner

15'3" x 11'0" (4.67 x 3.36)

Gas Living Flame focal fireplace with remote control, fitted carpets, window to front aspect

Kitchen

10'6" x 7'11" (3.21 x 2.42)

Well-maintained kitchen with a range of base and high level fitted units, tiled splashbacks, free-standing grill, oven and hob. Plumbing for washing machine. Stainless steel sink with drainer. Window and door to the side aspect with metal external ramp for wheelchair access.

Bedroom 1

14'3" x 9'2" (4.35 x 2.81)

DOUBLE with fitted built-in wardrobes and drawers, window to rear aspect, wood effect laminate flooring.

Bedroom 2

6'9" x 6'3" (2.07 x 1.91)

Bathroom

11'1" x 9'4" (3.39 x 2.86)

Disabled accessible wet-room shower room with automatic flush raised toilet, low shower with hand rails suitable for wheelchair access, floating sink, frosted window to side aspect, tiled walls and easy clean non-slip flooring.

Garage

GROUND FLOOR
607 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.3 sq.m.) approx.

While every attempt 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 32025

Energy Efficiency Rating

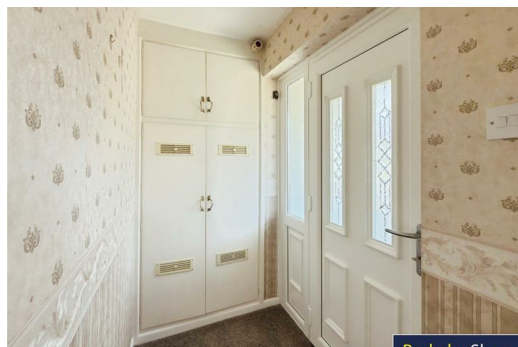
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	70 78

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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