



BerkeleyShaw

5 Saddle Close, Liverpool, L9 9JF

Offers Over £230,000

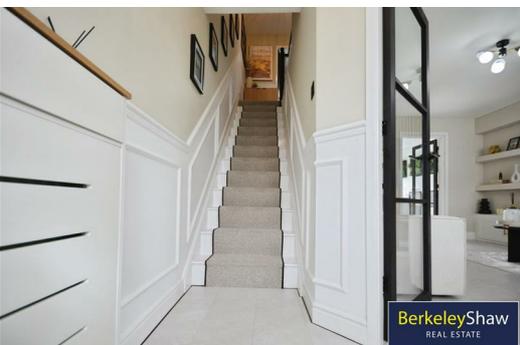
Berkeley Shaw Real Estate present this immaculate three-bedroom semi-detached house in a popular residential area of Liverpool, well placed for local amenities and public transport links.

The property features a well-proportioned reception room with large windows, providing generous natural light and a comfortable living space. The open-plan kitchen benefits from good natural light and includes a defined breakfast area, creating a practical setting for everyday dining and informal entertaining.

Accommodation comprises a master bedroom with en-suite, a further double bedroom and a single bedroom, offering flexibility for families, guests or a home office. The main bathroom includes a rain shower, while the additional en-suite provides extra convenience. Externally, the property enjoys a garden, providing outdoor space for relaxation or play.

The house holds an EPC rating of C and falls within Council Tax Band C.

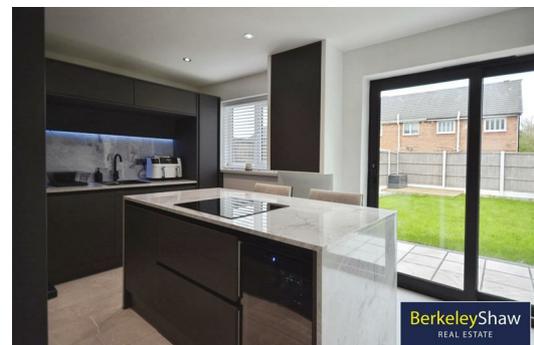
The location in Liverpool's L9 area places the property within easy reach of local shops, supermarkets and everyday services, as well as a choice of primary and secondary schools. Local parks and green spaces in the wider area offer opportunities for walking and recreation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			70
(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	

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			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
385 sq ft. (35.2 sq m.) approx.

1ST FLOOR
308 sq ft. (28.2 sq m.) approx.



TOTAL FLOOR AREA: 714 sq ft. (65.9 sq m.) approx.
 All floor areas shown have been made to ensure the accuracy of the floor plan. Measurements of rooms, or other rooms and any other rooms are provided for information only and do not constitute a guarantee of any kind. The actual area of the property may vary slightly from the area shown on the floor plan. The actual area of the property may vary slightly from the area shown on the floor plan. The actual area of the property may vary slightly from the area shown on the floor plan.



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