



## 3 Berwick Drive, Blundellsands, Merseyside L23 7UH

### Asking Price £339,950

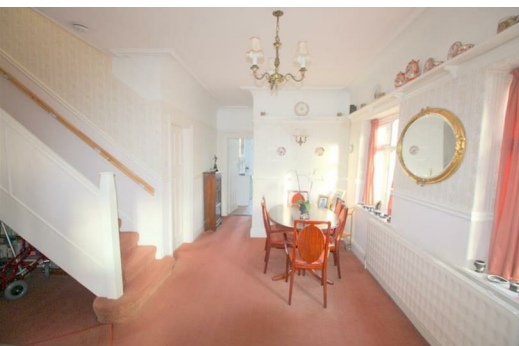
Do you want to live in the affluent and leafy Blundellsands? In the heart of a community which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

Well then, BERKELEY SHAW are pleased to present this DELIGHTFUL and SPACIOUS FOUR bedroom semi detached property in BLUNDELLSANDS conveniently located within short walking distance of both CROSBY VILLAGE and BLUNDELLSANDS TRAIN STATION.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of porch, hallway, two reception rooms, kitchen, WC, and garage to the ground floor. To the first floor there are four bedrooms and family bathroom.

The rear garden is laid to lawn with plants, shrubs and patio area. The front has a block paved driveway with parking for several vehicles. The property is well suited to a family and ideal to someone who wants to add value and decorate their home just the way they want it.

Please call us now to arrange your early viewing.



## Vestibule

Gas and Electric meters, radiator.

## Hall

6.5 x 5.4 (1.83m.1.52m x 1.52m.1.22m)

Radiator, under stairs coat room / storage cupboard housing alarm

## Reception Room 1

17'8" x 12'9" (5.4 x 3.9)

UPVC double glazed bay window, central heating, window to hallway, stone fireplace

## Reception Room 2

15'5" x 12'5" (4.7 x 3.8)

UPVC double glazed windows and door to rear garden, radiator

## WC

5'10" x 4'7" (1.8 x 1.4)

UPVC double glazed window, low level wc, pedestal wash basin, vinyl flooring.

## Kitchen

12'9" x 9'10" (3.9 x 3)

2 UPVC double glazed windows, wall and base units, BAXI boiler, stainless steel sink, plumbing for washing machine and dishwasher, door to garage.

## Garage

24'11" x 13'5" (7.6 x 4.1)

Up and Over garage door, 2 UPVC double glazed windows, door to rear garden, side gate.

## Bedroom 1

18'0" x 12'9" (5.5 x 3.9)

UPVC double glazed bay window, radiator

## Bedroom 2

15'5" x 12'5" (4.7 x 3.8)

UPVC double glazed window, radiator, built in wardrobe

## Bedroom 3

12'9" x 9'10" (3.9 x 3)

UPVC double glazed window, radiator

## Bedroom 4

9'2" x 8'6" (2.8 x 2.6)

UPVC double glazed window, radiator

## Family Bathroom

8'10" x 6'10" (2.7 x 2.1)

low level wc, pedestal sink, bath with shower, tiled walls, storage cupboard, 2 UPVC double glazed window, radiator

## Airing Cupboard

housing water tank, and shelving for storage.

## Outside

Front Garden. Block paved area with parking for several vehicles, shrubs and borders.

Rear Garden. Patio area, lawns and borders containing plants and shrubs.

