



9 Sandringham Road, Liverpool, Merseyside L37 6EG

Guide Price £235,000

BERKELEY SHAW FORMBY are delighted to market this TWO BEDROOM SEMI DETACHED BUNGALOW set in lovely gardens and with a single garage and driveway parking. IN NEED OF MODERNISATION so a buyer can add their own stamp!! BE QUICK TO VIEW THIS PROPERTY!!



Porch

Door into the porch and further door into the entrance hallway.

Entrance Hall

A spacious entrance hallway with doors off to all rooms.

Lounge

18'7" x 11'10" (5.68 x 3.62)

A good sized lounge with patio doors to the rear garden.

Dining Room

11'8" x 7'10" (3.57 x 2.40)

Double glazed door to side. Door to kitchen.

Kitchen

12'0" x 11'8" (3.67 x 3.56)

Double glazed window to rear. Door opening on to the driveway. Fitted with a range of base and wall units. Stainless steel sink unit.

Wet Room

Wet room with shower, hand wash basin and WC. Double glazed window to side.

Bedroom One

13'5" x 9'1" (4.10 x 2.79)

Double glazed window to front. Fitted wardrobes.

Bedroom Two

10'11" x 7'10" (3.34 x 2.40)

Double glazed window to front. Fitted drawers.

Garden and Garage

Single garage with up and over door. A well maintained rear garden that is mainly laid to lawn with mature shrubs and borders.

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	

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			
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Not environmentally friendly - higher CO ₂ emissions			
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