



## 22a Alton Close, Liverpool, Merseyside L38 9GE

Asking Price £299,950

An IMPRESSIVE, newly built, HIGH Spec 3 BED DETACHED property ideal for a family wanting open plan living.

Ideally situated near to the beach in Hightown, this family home benefits from:

Entrance hall, downstairs WC, Living Room, Open Plan Kitchen Diner that leads to the garden laid to lawn. Upstairs there are 3 double bedrooms, with the master benefiting from an en suite.

Externally to the front is a large shared paved driveway and at the rear the gardens are laid to lawn.

Video tours and exclusive safe viewings are possible if you contact Berkeley Shaw offices.

Unfortunately room measurements or floor plans are not available for this property at the moment.



## Entrance Hall

Radiator, access to downstairs WC

## Living Room

Radiator, Electric Fire

## Kitchen Diner (open

Radiator, bi fold doors to rear and side, kitchen island, assortment of wall and base units, integrated fridge freezer, plumbing for washer/dryer, gas hob, extractor fan, double oven, grill

## Master Bedroom

Radiator

## En suite

Shower, Pedestal Wash basin, low level WC.

## 2nd Bedroom

Radiator

## 3rd Bedroom

Radiator

## Family Bathroom

Heated Towel Rail, Low level WC, free standing wash basin, shower over bath. Tiled floor and walls

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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