



7 Boundary Drive, Liverpool, L23 7UY

£325,000

Would you like to live within a stone's throw of Crosby Village and off one of the most popular roads of Blundellsands?

Following a scheme of refurbishment, this 3 BED SEMI with a ground floor extension, is an ideal family home, and given its locality to popular primary and secondary schools, will be an excellent buy.

Benefiting from off road parking, garage, and mature South East Facing gardens, this is a property with significant potential.

On the ground floor there is a porch, Hallway, two reception rooms, kitchen, Utility Room, and access to garage.

To the first floor are 3 bedrooms, Bathroom, WC.

Call to book your viewing on the upcoming Open Day.



Porch

7'6" x 3'7" (2.3 x 1.1)

UPVC double glazed door and windows, tiled floor.

Hallway

14'5" x 6'10" (4.4 x 2.1)

Aluminium framed window to side, storage cupboard, radiator.

Front Reception Room

13'1" x 12'1" (4 x 3.7)

Aluminium framed double glazed bay window, gas fire, radiator.

Rear Reception Room

20'4" x 10'9" (6.2 x 3.3)

Electric fire with surround, radiator, aluminium framed double glazed patio doors to rear.

Kitchen

17'8" x 8'2" (5.4 x 2.5)

Range of wall and base units, stainless steel sink and drainer, space for fridge freezer and oven, part tiled walls, laminate floor, boiler, aluminium framed double glazed window.

Utility Room

8'10" x 5'10" (2.7 x 1.8)

Range of base units, plumbing for washing machine, space for dryer, tiled floor, aluminium framed double glazed window. Doors leading to garage and rear garden.

Stairs to First Floor

Bedroom One Front

12'9" x 10'9" (3.9 x 3.3)

Aluminium framed double glazed window, radiator.

Bedroom Two Rear

12'1" x 9'6" (3.7 x 2.9)

Aluminium framed double glazed window, radiator, built in wardrobes.

Bedroom Three

8'6" x 7'10" (2.6 x 2.4)

Aluminium framed double glazed window, radiator, built in wardrobes.

WC

5'10" x 2'3" (1.8 x 0.7)

low level WC, aluminium framed double glazed window.

Bathroom

8'2" x 5'10" (2.5 x 1.8)

Bath, pedestal sink, electric shower over bath, storage cupboard housing immersion tank, tiled walls, aluminium framed double glazed window.

Garage

Outside

To the front there is a paved area, lawns, shrubs and access to the garage. The rear garden is south facing and laid to lawn with a patio area, greenhouse, shed and a selection of well established trees and shrubs.

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

