



7 The Roundway, Liverpool, Merseyside L38 9EJ

Offers In Excess Of £375,000

BERKELEY SHAW are pleased to offer this 4/5 Bedroom DETACHED property in HIGHTOWN. Ideal for a family, this versatile property boasts a lounge, kitchen / diner, utility room, garden room / bedroom 5, downstairs WC plus 4 bedrooms and a family bathroom to the first floor.

The property is located within a semi-rural village, a CUL-DE-SAC location and is within easy reach of Hightown Railway station, the Hightown Club and the Hightown Hotel. It has direct rail links to Southport and Liverpool City Centre and within walking distance of the BEACH.

The property benefits from gas fired central heating and double glazing.

There are gardens to the front and rear of the property, a garage and a driveway providing off road parking for a couple of cars.

To appreciate this extensive and versatile accommodation internal inspection is strongly recommended.



Porch
4'11" x 3'11" (1.5 x 1.2)
Tiled floor

Entrance Hall

Utility Room
7'2". x 8'10" (2.2. x 2.7)
UPVC double glazed window and door, sink, plumbing for washing machine, tiled floor.

WC
4'4" x 3'3" (1.34 x 1)
Low level WC, sink, UPVC double glazed window,.

Kitchen
10'2" x 9'10" (3.1 x 3)
Range of wall and base units, stainless steel one and half bowl sink, oven, extractor fan, space for dishwasher, tiled floor, UPVC double glazed window and door. Leading through to

Dining Room
9'10" x 9'10" (3 x 3)
UPVC double glazed window, radiator.

Garden Room / Bedroom 5
10'5" x 11'9" (3.2 x 3.6)
UPVC double glazed patio doors, radiator.

Lounge
20'0" x 12'5" (6.1 x 3.8)
UPVC window, UPVC patio doors to garden, gas fire with surround, radiator.

Landing
2'3" x 22'7" (0.7 x 6.9)

Bedroom 1
10'2" x 12'5" (3.1 x 3.8)
UPVC double glazed window, radiator, fitted wardrobes.

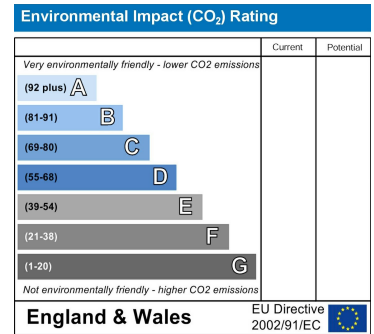
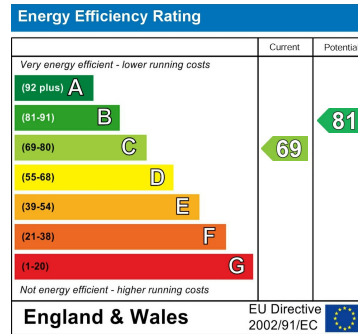
Bedroom 2
9'10" x 8'6" (3 x 2.6)
UPVC double glazed window, radiator. fitted wardrobes.

Bedroom 3
9'6" x 10'5" (2.9 x 3.2)
UPVC double glazed window, radiator.

Bedroom 4
6'6" x 6'10" (2 x 2.1)
UPVC double glazed window, radiator.

Family Bathroom
9'10" x 11'9" (3 x 3.6)
Low level WC, pedestal sink, bidet, bath, shower cubicle, storage cupboards, part tiled walls, UPVC double glazed window x 2.

Outside
To the front there is a driveway with parking for several cars a grassed area and plants. The rear garden is laid to lawn with established trees and plants.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as a guide only. The purchaser is advised to verify the accuracy of the description and measurements shown here and to ensure that they are satisfied as to their accuracy and efficiency can be given. Plans will measure 100%

