



56 Marmot Road, Liverpool, L37 6GB

Offers Over £230,000

Karen Parks@ Berkeley Shaw is pleased to offer for sale with 'NO CHAIN' this immaculately presented two bedroomed home, ideal for the first time buyer or investor. The property built in 2022 overlooks fields towards Liverpool to the front and is situated within close proximity to transport routes, local schools and amenities. The accommodation comprises to the ground floor: hall, lounge, fitted kitchen/dining room and wc. With two bedrooms and family bathroom to the first. Outside parking, electric car point and a good sized rear garden.



GROUND FLOOR

Hall

UPVC double glazed door, stairs to first floor, radiator with decorative cover, Amtico flooring.

Lounge

12'10" x 11'8" (3.92 x 3.56)

UPVC double glazed window, radiator, Amtico flooring.

WC

Pedestal wash basin, low level wc, radiator, Amtico flooring.

Fitted Kitchen/Dining Room

14'9" x 9'11" (4.5 x 3.03)

UPVC double glazed French doors with side windows overlooking rear garden, Range of high and low level fitted units, post formed work surfaces, stainless steel sink unit with drainer and mixer tap, built in oven with 4 ring gas hob and extractor fan over, plumbed for washing machine, plumbed for dishwasher, space for fridge/freezer, radiator.

Pantry

Store cupboard.

First Floor

Landing

UPVC double glazed window, spindled balustrade, radiator,

Bedroom 1

11'6" x 10'11" (3.52 x 3.34)

UPVC double glazed window, two built in fitted wardrobes, radiator.

Bedroom 2

11'1" x 8'3" (3.4 x 2.54)

UPVC double glazed window, radiator.

Family Bathroom

8'3" x 6'1" (2.54 x 1.87)

UPVC double glazed window, white suite comprising: panelled bath with shower over and glass shower screen, wall hung wash basin, low level wc part tiled walls, Amtico flooring, radiator.

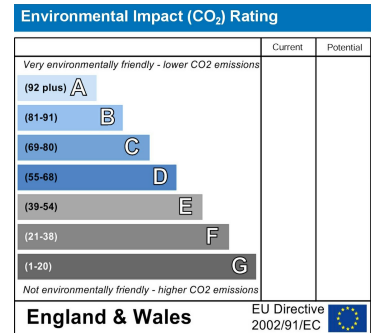
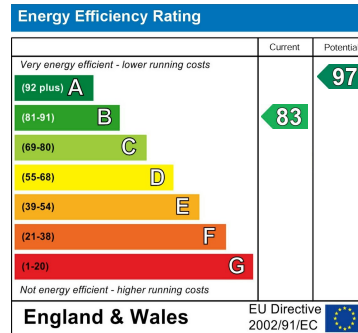
Outside

Front Garden

Overlooking fields towards Liverpool, off street parking for two cars, electric charging point, lawned with shrubs, gate to rear garden.

Rear Garden

Good sized rear garden, patio area, laid to lawn.



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