



20 Leopold Road, Liverpool, L22 6QZ

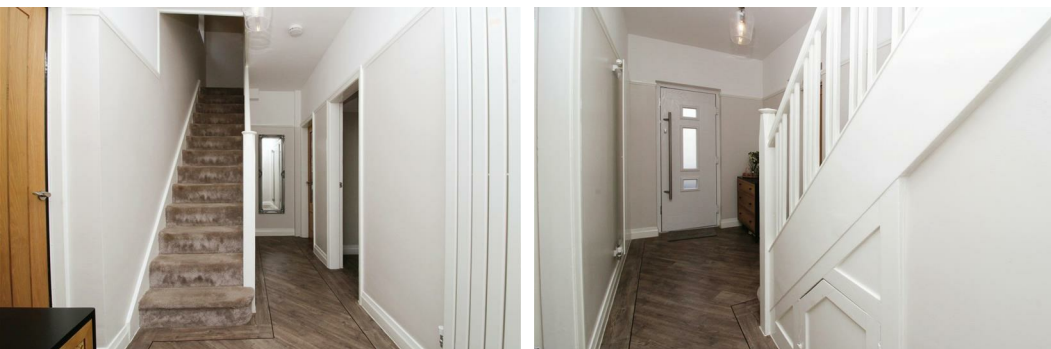
Offers Over £320,000

If you are looking for a stunning family home in the heart of Brighton-Le-Sands, this could be the perfect home for you!

Berkeley Shaw Real Estate is excited to offer for sale this beautifully presented and extended three-bedroom semi-detached property located on Leopold Road L22. Brighton-Le-Sands is one of the most in demand suburbs in the region. There is an excellent range of schools covering all age ranges making this the perfect buy for families. The area also boasts a vibrant range of shops, bars, cafes and restaurants. Crosby Beach & Marina Lake are both just a short walk away. The area also benefits from a strong transport infrastructure giving easy access to Liverpool City Centre, Southport and surrounding areas.

Set out across two floors, the accommodation briefly includes; inviting entrance hall with Karndean flooring, well presented bay fronted sitting room with feature log burning fire, beautiful open plan kitchen diner with center island, breakfast bar, a range of integrated appliances, quartz work tops and open aspect through to the rear living room. This space offers a real wow factor, with bifolding doors leading out to the rear garden, roof lantern, wood paneling and Karndean floor. Accessed via the hallway, is a utility space, which has further potential for conversion into a downstairs toilet. Rising to the first floor, the landing provides access to three generously sized bedrooms and a stunning four-piece bathroom with walk in shower and free-standing bath. Externally, the property boasts a block paved driveway with EV charging point and a beautiful rear garden with patio areas ideal for BBQ's and artificial turf. Further benefits include gas central heating and double glazing.

Viewing is essential to appreciate the quality of this fantastic home!



Entrance hall

Karndean floor, vertical radiator, picture rail & stairs to upper floor.

Sitting room

Double glazed windows to bay, log burning fire, radiator, Karndean floor and picture rail.

Kitchen diner

Range of wall & base units, kitchen island with breakfast bar, quartz work tops, stainless steel sink, vertical radiator, wood paneling, integrated fridge freezer, integrated microwave, space for range cooker, tiled splash back and open access through to the living room.

Living room

Karndean floor, bifolding doors, wood paneling, roof lantern & radiator.

Utility room

UPVC door to front elevation, utility area with work top and access through to rear storage area with a further UPVC door and plumbing for bathroom.

Landing

Double glazed window and loft access.

Bedroom 1

Double glazed windows to bay, picture rail & radiator.

Bedroom 2

Double glazed windows to bay, combi boiler, picture rail & radiator.

Bedroom 3

Double glazed windows to bay, picture rail & radiator.

Bathroom

Double glazed window, tiled floor, tiled walls, spotlights, vertical towel radiator, basin, WC, free standing bath with hand shower & walk-in-shower.

Externally

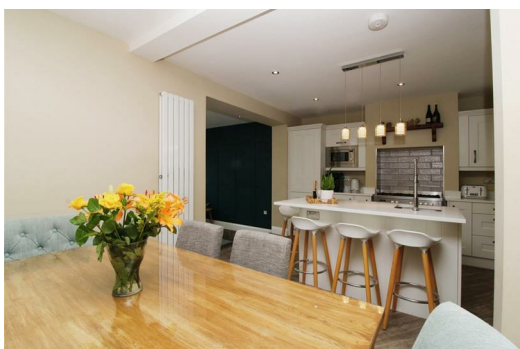
Block paved front garden with EV charging point. Rear garden with patio areas & artificial turf.

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	



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is the responsibility of the purchaser and should be used as such for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with HomeOS ©2021



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