



## 17 Leopold Road, Liverpool, L22 6QY

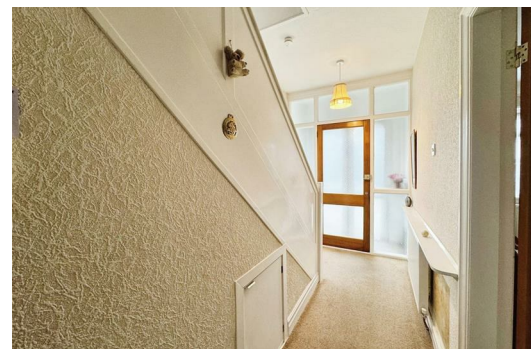
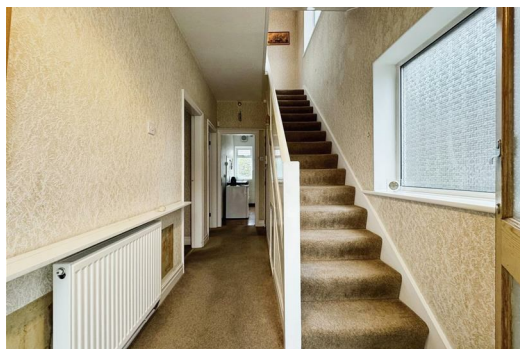
### Offers Over £250,000

Are you looking for a semi-detached home just minutes' walk from Crosby Beach?

Berkeley Shaw Real Estate is ecstatic to offer for sale this three-bedroom semi-detached home located on Leopold Road in the sought after area of Brighton Le Sands. The property is ideally positioned for easy access to a wide variety of amenities. The area has a strong transport infrastructure making this an ideal buy for any commuters needing easy access to Liverpool City Centre, Southport & surrounding areas. There is also a wide variety of shops, restaurants, cafes & bars available just a short walk away. Crosby Beach, one of the region's premier recreational spaces is just at the end of the road.

Set out across two floors, the accommodation briefly comprises; porch, entrance hall with under stairs storage, bay fronted living room, rear dining room & fitted kitchen with access to the rear porch. Ascending to the first floor, the bright landing gives access to three well-proportioned bedrooms and a three-piece bathroom. Externally, the property boasts driveway parking and a rear garden with laid to lawn, outbuilding and detached garage with access from Holden Terrace. Further benefits to the property include no onward chain, gas central heating & double glazing.

Get in touch straight away to appreciate the fantastic potential of this home!



**Porch**  
UPVC doors & double glazed windows.

**Hallway**  
Radiator, double glazed windows, & under stairs storage housing combi boiler.

**Living room**  
Double glazed windows, radiator & storage in alcoves.

**Dining room**  
Radiator & double glazed window.

**Kitchen**  
Range of wall & base units, stainless steel sink & drainer, radiator & double glazed window.

**Landing**  
Double glazed window.

**Bedroom 1**  
Double glazed window, radiator & fitted wardrobes.

**Bedroom 2**  
Double glazed window, radiator & fitted wardrobes.

**Bedroom 3**  
Double glazed window, radiator & fitted wardrobes.

**Bathroom**  
Double glazed window, WC, basin, radiator, bath with shower & storage cupboard.

**Externally**  
Block paved driveway. Rear garden with laid to lawn & borders. Detached garage with access from Holden Terrace.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, windows, doors and other items are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, equipment and appliances shown here have not been tested and no guarantee is to be given regarding their operation or efficiency for the future.  
Made with Metacase 02024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			70
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

