



48 Brook Vale, Liverpool, L22 3YB

Offers Over £270,000

Berkeley Shaw Real Estate is delighted to bring to the market this fantastic four-bedroom semi-detached home, nestled in the charming Brook Vale, Waterloo. Overlooking Brook Vale Recreation Ground, this property offers a fantastic outlook across the green and open space.

As you step inside, you'll be greeted by a stylish and modern decor that runs seamlessly throughout the house. The property boasts an inviting entrance hall with WC, a living room, perfect for cosy with your loved ones. To the rear of the property is a modern kitchen diner with bi-folding doors out to the rear garden. The first floor boasts a modern bathroom, two double bedrooms and a single bedroom. The upper floor offers a further double bedrooms. Externally the property has driveway parking and a well-presented rear garden with porcelain tiled patio and turf.

With no onward chain, you can move in hassle-free and start enjoying your new home right away. Further benefits include gas central heating & double glazing.

Whether you're a first-time buyer, or a family looking to settle down and take advantage of the local schools, this property has got you covered..

In conclusion, this turnkey property in Brook Vale is a rare find that offers both comfort and convenience. To truly grasp the quality and charm of this home, a viewing is highly recommended.



Hallway

Tiled floor, radiator & stairs to first floor.

Living room

Double glazed windows & radiator.

Kitchen diner

Bi-folding doors, double glazed window, range of wall & base units, stainless steel sink & drainer, gas burning hob, electric oven, extractor hood, combi boiler, tiled floor & 2 x vertical radiators.

WC

Tiled floor, double glazed window, WC & basin.

Landing

Double glazed window & glass balustrade.

Bedroom 1

Double glazed windows & radiator.

Bedroom 2

Double glazed windows & radiator.

Bedroom 3

Double glazed windows & radiator.

Bathroom

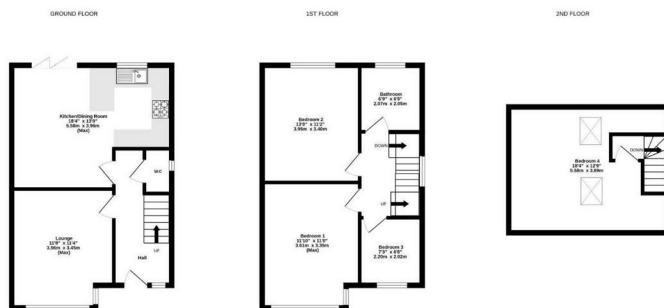
Tiled walls, tiled floor, vertical radiator, WC, basin, double glazed window & bath with shower & glass screen.

Bedroom 4

2 x Velux windows & radiator.

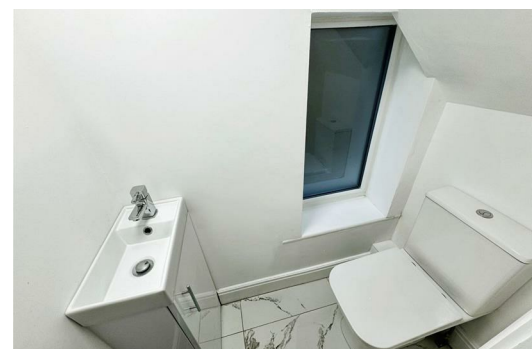
Externally

Block paved front garden & rear garden with porcelain tiles & laid to lawn.



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	



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