



## 1 Ronald Road, Liverpool, Merseyside L22 3XU

Asking Price £327,500

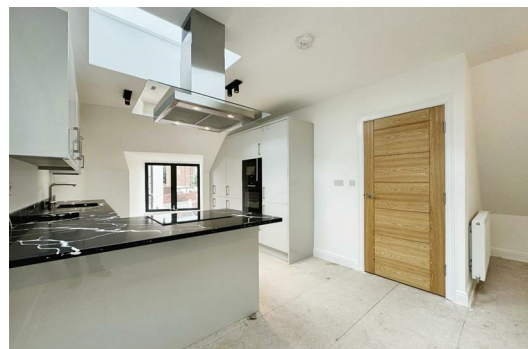
Check out the private garden and balcony on this turnkey three-bedroom coach house with private parking!

Berkeley Shaw Real Estate is delighted to offer to the sales market this stunning three-bedroom coach house in the new, Valley View development. The development consists of nine luxury two & three bedroom apartments all with en-suites and 6 with private outdoor areas as well as this beautiful coach house.

Valley view is situated in the popular area of Waterloo. Just a short walk away from local shops and transport routes with Crosby Beach easily accessible. Some of the region's premier schools are also located close by adding to the desirability for buyers!

Set out across two floors, the accommodation briefly comprises; private driveway leading to the inviting entrance hall. From here, you access three double bedrooms, the master suit boasting en-suite shower and a further modern three-piece bathroom. Rising to the first floor, the bright and airy landing gives access to the stunning open plan kitchen/dining/living space. The space is finished with quartz work tops and a range of integrated Bosch appliances. The space is further enhanced by a private balcony offering a private outlook towards Rimrose Valley Country Park.

With no onward chain, this is an opportunity not to be missed. Get in touch straight away to arrange a viewing!



## Ground Floor

Karen Parks @ Berkeley Shaw are delighted to offer for sale this new build Coach House, part of a new development. The property is 171.5sqm and consists of: entrance hall with stairs to first floor, three bedrooms (master with en-suite) and family bathroom to the ground floor and open plan lounge/dining/Kitchen to the first. Outside allocated parking and a private roof terrace.

### Bedroom 1

16'2" x 8'4" (4.93 x 2.55)

Aluminium window, radiator,

### En-suite

Walk in shower cubicle, wash basin in vanity unit, low level wc, heated towel rail.

### Bedroom 2

12'7" x 10'5" (3.86 x 3.18)

Aluminium window, radiator.

### Bedroom 3

12'6" x 8'9" (3.83 x 2.68)

Aluminium window, radiator.

### Bathroom

6'3" x 6'0" (1.93 x 1.84)

White suite comprising: panelled bath, wash basin inset in vanity unit, low level wc, heated towel rail.

## First Floor

### Open Plan living/dining room

22'9" max x 17'8" max (6.94 max x 5.40 max)

Aluminium bi-fold doors to private roof terrace, range of high and low level fitted units, granite work surfaces, stainless steel sink unit with drainer board and mixer taps, built in oven, 4 ring hob with extractor over, integrated fridge/freezer, integrated dishwasher, breakfast bar.

### Terrace

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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