



BerkeleyShaw

11 Westbourne Avenue, Liverpool, L23 1UP

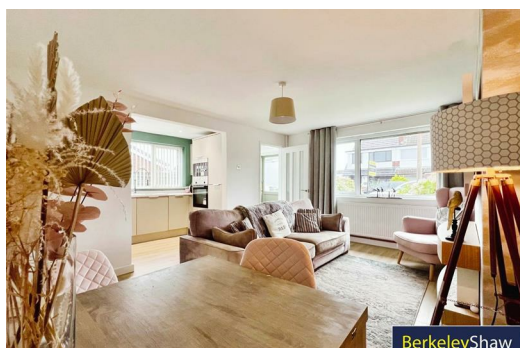
Offers Over £220,000

An Immaculately presented RENOVATED to high standard, 2 (Double) Bedroom True BUNGALOW with driveway parking for two cars, detached garage and sunny rear garden located in popular L23. With BRAND NEW Kitchen and Shower Room it is ideal for those wishing to downsize without carrying out works and wanting to retain gardens and garage.

Offering convenient ground level living which has been meticulously renovated and maximises space. Entering via bright hallway, a handy room for coats and shoes. Then through to the living area with NEW HOWDENS kitchen with integrated appliances which is open-plan to the modern living room space. A NEW focal fireplace creates a warm inviting space for those winter evenings.

The main bedroom is flooded with light from the patio doors leading through to your sunny garden. Both DOUBLE bedrooms are freshly decorated with new fitted carpets. The stylish NEW bathroom has matching floor and wall tiles, an easy access walk-in shower, storage sink, WC and wash basin. There is a NEW boiler which is fully programmable, outside security lighting to the front and side, alarm and Ring doorbell.

Leasehold
999 yrs from 02/04/1968 - 03/04/2967
943 yrs Remaining
Ground Rent - TBC
Service Charge - £0



BerkeleyShaw

Porch/Hall

A beautiful bright space to welcome you and ideal for storing shoes and coats.

Kitchen

9'9" x 6'2" (2.99 x 1.90)

BRAND NEW Howdens fitted kitchen with integrated appliances which is Open-Plan onto the living area which maximises the space and ensures you can cook, eat and relax together.

Living Room

14'9" x 12'1" (4.50 x 3.70)

A NEWLY decorated stylish and modern lounge with feature focal electric fireplace which creates a cosy ambiance on those winter evenings.

Bathroom

6'7" x 6'2" (2.01 x 1.90)

BRAND NEW Shower room with double walk-in shower, floating storage wash basin and WC. Matching floor and wall tiles give a high-end finish to this stunning room.

Bedroom 1

14'9" x 8'10" (4.50 x 2.70)

A Spacious DOUBLE bedroom flooded with light from the patio doors looking onto your sunny garden.

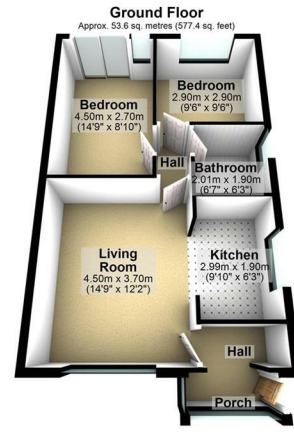
Bedroom 2

9'6" x 9'6" (2.90 x 2.90)

DOUBLE room to the rear aspect with fitted carpets and views of garden.

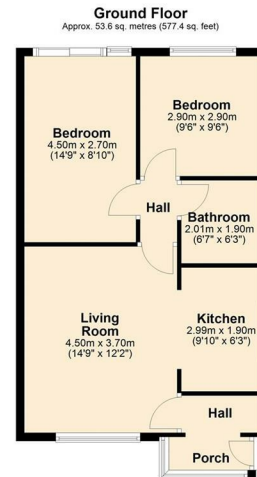
Garage

A detached single garage with up and over garage door accessed via driveway to side of property and garden.



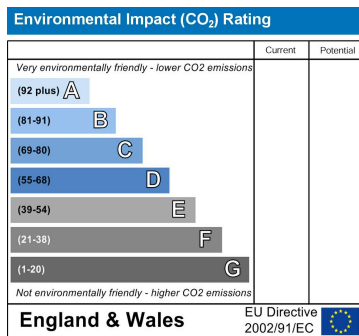
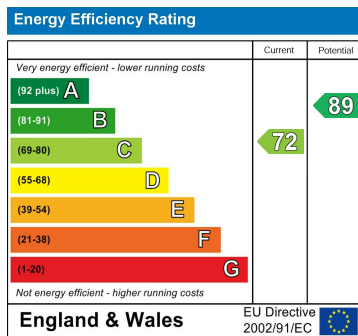
Total area: approx. 53.6 sq. metres (577.4 sq. feet)

Sizes are approximate
Plan produced using PlanUp.



Total area: approx. 53.6 sq. metres (577.4 sq. feet)

Sizes are approximate
Plan produced using PlanUp.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

