



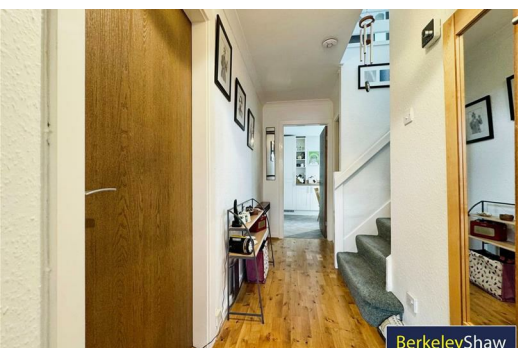
## 15 Ascot Park, Liverpool, L23 2XH Offers Over £340,000

If you are looking for a spacious family home in a quiet cul-de-sac, this could be the ideal home for you!

Berkeley Shaw Real Estate is delighted to bring to the sales market this fantastic four-bedroom semi-detached home in the ever-popular Ascot Park, L23. Homes rarely come up in this fantastic location due to the property falling within the catchment area for some of the area's most in demand schools, adding to the desirability for families. Crosby Village is just a short walk away, boasting an array of shops, restaurants, cafes & bars.

Situated at the end of the cul-de-sac and accessed via a block paved driveway, the accommodation briefly comprises; porch, inviting entrance hall with wooden flooring and separate WC. From here, you access the spacious living room with feature living flame gas fire, perfect for relaxing of an evening and sliding double doors leading you through to the dining room. This is a great space for entertaining or dining as a family, with access to the conservatory and the modern fitted kitchen. Fitted two years ago, this beautifully presented, John Lewis kitchen boasts ample smart storage solutions and a range of Bosch integrated appliances including ceramic hob, slimline dishwasher and fridge. Rising to the first floor, the bright and airy landing gives access to four well-proportioned bedrooms and a spacious four-piece bathroom. Externally, the property boasts a private aspect, Westerly facing rear garden with patio area, ideal for outdoor dining, mature borders and laid to lawn. Further benefits to the property include off-street parking for several cars, a garage with plumbing for a washing machine, gas central heating & double glazing.

Viewing is strongly encouraged to appreciate this fantastic family home in such a sought-after location!



## Porch

Tiled floor, double glazed windows & front door.

## Entrance hall

Wooden floor, radiator & stairs to first floor.

## Living room

Double glazed window, living gas flame fireplace, radiator, wooden floor & sliding doors through to dining room.

## Dining room

Wooden floor, aluminium frame sliding door to conservatory & radiator.

## Kitchen

Double glazed window, UPVC door to side elevation, range of wall & base units, stainless steel sink, double John Lewis electric oven, Bosch ceramic hob, Bosch dishwasher, Bosch fridge, cushioned flooring, extractor hood, radiator & Vaillant 'ecoFIT pure' conventional boiler.

## WC

Double glazed window, WC, part tiled wall & towel radiator.

## Landing

Double glazed window & loft access.

## Bedroom 1

Double glazed window, fitted wardrobes, dresser & radiator.

## Bedroom 2

Double glazed window, fitted wardrobes, dresser & radiator.

## Bedroom 3

Double glazed window & radiator.

## Bedroom 4

Double glazed window & radiator.

## Bathroom

Double glazed window, Aqualisa corner shower, corner bath, WC, basin, spotlights & towel radiator.

## Garage

UP & over door, plumbing for washing machine & electrical supply.

## Front garden

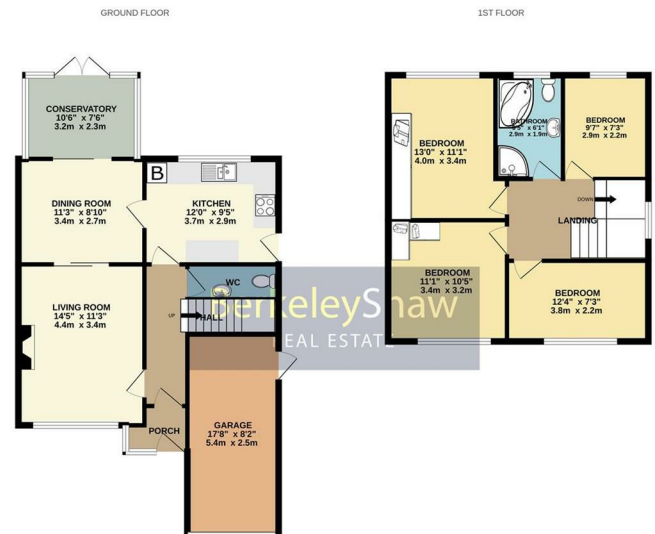
Block paved driveway with laid to lawn & mature borders.

## Rear garden

Patio area, laid to lawn & mature borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, fixtures and fittings should be taken as approximate and not necessarily taken for any one purpose or use. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, vendor's agents and Berkeley Shaw Real Estate Limited accept no responsibility for any errors or omissions. Made with Version 2.0.0.4



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