# BerkeleyShaw REAL ESTATE



## 40 Barberry Crescent, Netherton, L30 7RU £220,000

A modern semi detached house with immaculately presented accommodation that is ready for a buyer to move straight into. Located in a residential area of Netherton convenient for the motorway networks as well as the facilities of Maghull, Netherton and Aintree. Including gas central heating, double glazing, there is briefly a small hall, living room with feature fireplace and double doors to the kitchen with integrated oven, hob, microwave, dishwasher, washing machine and dryer, french doors to the large conservatory leading to the rear garden. To the first floor the three bedrooms all have fitted wardrobes, and the bathroom has a shower bath with shower over. Block paved driveway with parking for cars, lawned front garden and side access to the easy to maintain and westerly facing rear garden that is paved with a decked area.







#### Small hall

laminate floor covering, radiator, door to:

### Living room

13'5" x 12'7" (4.09 x 3.84)

laminate floor covering, feature fireplace with electric fire, spotlights to ceiling, radiator, double glazed window, double doors to:

#### Kitchen/diner

9'1" x 15'7" (2.77 x 4.75)

inset one and a half bowl sink unit with drainer, mixer tap with spray function, base and drawer units with worktop surfaces over, centre island unit, Neff electric hob and double oven, Russell Hobbs microwave, dishwasher, washing machine and dryer, spotlights to ceiling, tiled floor, double glazed window, double doors to:

## Conservatory

tiled floor, electric heater, double glazed windows and french doors to rear garden

## First floor landing

access to loft, storage cupboard, double glazed window

#### Rear bedroom 1

10'7" x 9'1" (3.23 x 2.77 (3.22 x 2.78))

laminate floor covering, fitted wardrobes, radiator, double glazed window

## Front bedroom 2

laminate floor covering, fitted wardrobe, radiator, double glazed window

## Front bedroom 3

6'11" x 8'9" (2.11 x 2.67 (2.10 x 2.66))

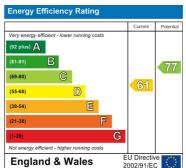
laminate floor covering, storage cupboard, radiator, double glazed window

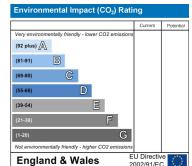
## **Bathroom**

shower-bath with shower over, wash hand basin in vanity unit, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window

## Outside

block paved driveway with parking for cars, lawned front garden and side access to the westerly facing rear garden that is paved for easier maintenance with a decked area





GROUND FLOOR 546 sq.ft. (50.7 sq.m.) approx 1ST FLOOR 352 sq.ft. (32.7 sq.m.) approx





\*\*Validat every attempt has been nade on ensure the accuracy of the Scopian contained here, measurements of doors, windows, snorms and any other items are approximate and on eroposability in staken the any ensur, cerisistion or inhire-instellence. This plan is for illustrative propose only and relocable but read as such they preropective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operationally or effortively can be given.









