



## 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

laminated floor covering, radiator, door to:

## Living room

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

laminated 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))

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

## Front bedroom 2

laminated 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))

laminated 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(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			77
(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	



TOTAL FLOOR AREA: 897 sq ft (83.4 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any planning purposes. The architect, surveyor and/or draughtsman does not bear any liability and no guarantee as to their accuracy or fitness for use is given.  
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