



**BerkeleyShaw**

## 12 Warrenhouse Road, Liverpool, L22 6QN

Asking Price £230,000

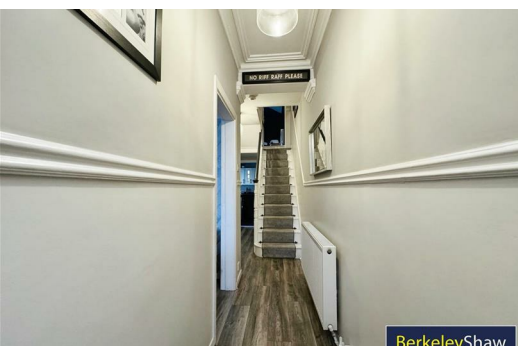
Welcome to this charming three-bedroom end-of-terrace home, located on the sought-after Warrenhouse Road in Brighton-Le-Sands. Boasting a fantastic location and impressive decor, this property is perfect for a range of buyers!

Set across two floors, this delightful home offers a well-balanced layout. Upon entering, you're greeted by a welcoming entrance hall with convenient downstairs storage. The beautifully presented, bay-fronted dining room provides an ideal space for both family meals and entertaining guests. At the rear, you'll find a spacious living room featuring a cosy log-burning stove, creating a warm and inviting atmosphere, with double doors leading out to the rear garden. The ground floor also benefits from a well-appointed, fitted kitchen.

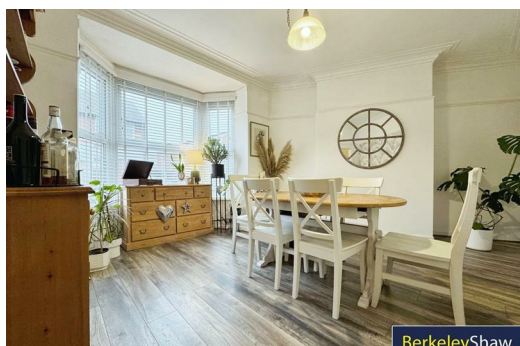
Upstairs, the generous landing provides access to two double bedrooms, a third single bedroom currently used as an office, and a modern, spacious three-piece bathroom.

Externally, the property offers a front garden and a large rear yard—perfect for enjoying sunny summer days. Additional benefits include gas central heating and double glazing throughout.

Just a short stroll away, you can enjoy the stunning Crosby Beach, ideal for leisurely walks. The nearby train station provides excellent transport links, making commuting a breeze, while families will appreciate the proximity to good local schools.





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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	

GROUND FLOOR

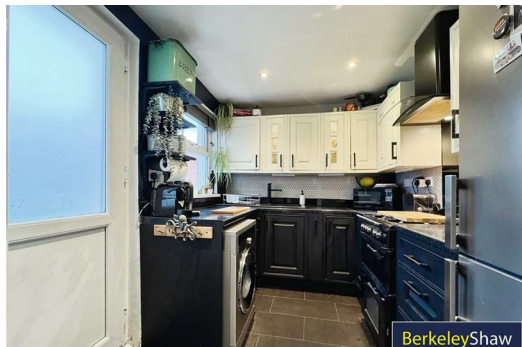
1ST FLOOR



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