



## 18 Carr House Lane, Liverpool, L38 1QG

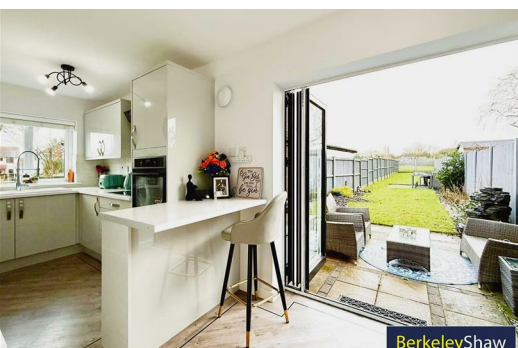
### Offers Over £300,000

Built in the 1940s, this Semi-detached property has been lovingly renovated throughout creating a modern and immaculately presented home with NEW Kitchen including breakfast bar, New Bathroom, New Airflow boiler and New roof. This family home boasts a living space of 1,141 square feet and spacious outdoor plot.

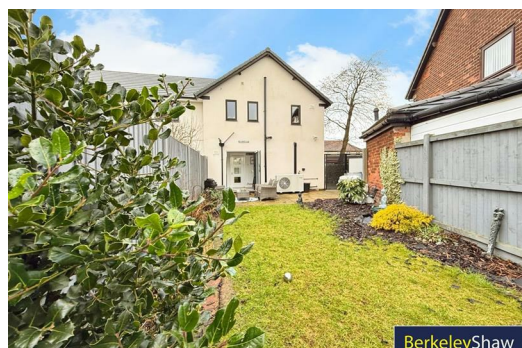
Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow between spaces. The house features three bedrooms, two doubles and a single, providing ample room for relaxation and personal space. The stylish bathroom has a roll top free standing bath and separate walk-in shower catering to all the needs of the family.

The location itself is a significant draw, offering a peaceful village atmosphere while still being within easy reach of Liverpool's vibrant city life. Residents can enjoy the tranquility of rural living with country walks from your doorstep yet with local amenities and transport links just a short distance away. Outside to the rear is a family friendly south facing garden with sunny patio and grass lawn area and open views. To the front there is a paved driveway accommodating up to three vehicles bordered with bushes and shrubs and looking out over village green and distant open views.

In summary, this charming house on Carr House Lane presents an excellent opportunity for those seeking an immaculate family home in a desirable location. With its stylish interiors, ample parking and garden in a serene village setting.



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- Hall
- Dining Room
- Lounge
- Kitchen
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

**Landing**  
 Loft hatch with pull down ladder to attic. Cupboard housing NEW boiler worth £16,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

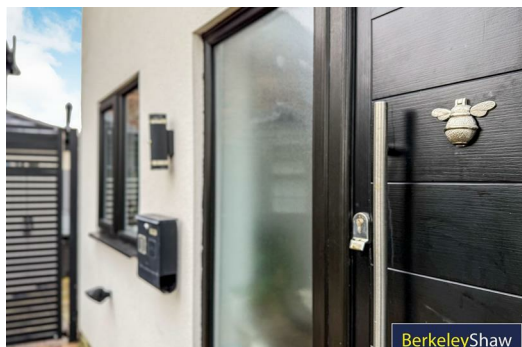
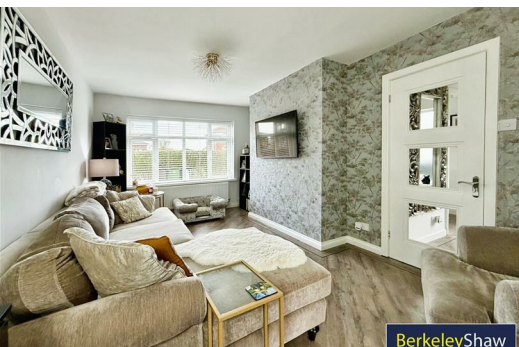
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, screen and any other items are approximate and no responsibility is taken for any errors or omissions in the information. You must rely on the individual measurements and check the floor to suit any prospective purchaser. The services, equipment and appliances shown here are not tested and no guarantee can be given regarding their efficiency or life span.  
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