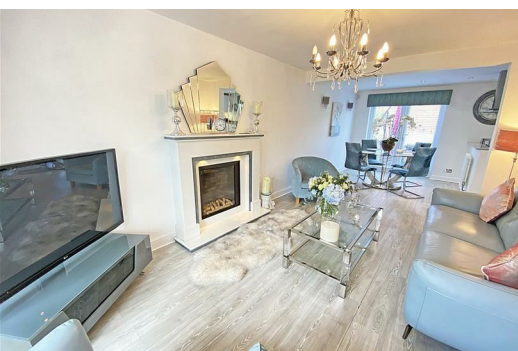




## 3 Buttercup Close, Liverpool, Merseyside L22 3YR

Offers In Excess Of £350,000

Berkeley Shaw are pleased to bring to market this beautiful 4 BEDROOM DETACHED property in Waterloo. This well presented family home is situated within close proximity to local schools, amenities and transport routes. The accommodation comprises: enclosed porch, hall, lounge / dining room, kitchen, WC and bedroom to the ground floor and three bedrooms, family bathroom . To the outside there is a driveway with parking for several cars and gardens to the front and rear.



## Hallway

3'11" x 5'2" (1.2 x 1.6)

Laminate flooring

## Lounge Diner

24'7" x 8'10" (7.5 x 2.7)

Leading to kitchen

L shaped, gas fire, laminate floor, radiator, UPVC double glazed window, UPVC double glazed patio doors.

## Kitchen

9'6" x 11'1" (2.9 x 3.4)

Range of wall and base units, one and half bowl sink with mixer tap, electric hob, extractor fan, integrated dishwasher, fridge, freezer, microwave, wine cooler, laminate floor, UPVC double glazed window.

## Utility Room

4'7" x 3'11" (1.4 x 1.2)

Will include washing machine, tumble dryer and freezer, laminate floor, UPVC door.

## WC

2'7" x 4'3" (0.8 x 1.3)

Low level WC, sink, radiator, UPVC double glazed window, laminate floor.

## Bedroom Downstairs

7'2" x 12'5" (2.2 x 3.8)

Formerly a garage but now Bedroom 4 UPVC window to front, laminate flooring

## En suite

7'2" x 2'11" (2.2 x 0.9)

Walk in shower, low level WC, pedestal wash hand basin and laminate flooring

## Landing

5'2" x 2'7" (1.6 x 0.8)

we are led to believe that the lost is boarded

## Family Bathroom

5'2" x 6'10" (1.6 x 2.1)

Low level WC, pedestal sink, free standing bath, laminate floor, UPVC double glazed window.

## Master Bedroom

10'9" x 13'1" (3.3 x 4.0)

UPVC double glazed window x 2, radiator.

## En suite

6'6" x 5'2" (2.0 x 1.6)

Low level W, pedestal sink, shower cubicle with electric shower, laminate floor, UPVC double glazed window.

## Bedroom 2

8'2" x 8'2" (2.5 x 2.5)

UPVC double glazed window, laminate floor.

## Bedroom 3

8'2" x 10'5" (2.5 x 3.2)

UPVC double glazed window, laminate floor.

## Outside

To the front there is under eaves security lighting, driveway, lawn. and a selection of shrubs. To the rear there is a patio area, lawn, shrubs and plants.

