



## 2 Caithness Drive, Liverpool, Merseyside L23 0RQ

### Offers In Excess Of £270,000

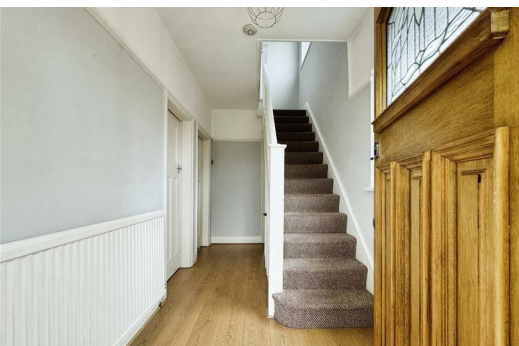
Check out this fantastic three-bedroom semi-detached property with fantastic local schools!

Berkeley Shaw Real Estate brings to the sales market this spacious three-bedroom semi-detached property located on Caithness Drive L23. The property is situated in the heart of Crosby. The surrounding area boasts a fantastic array of amenities with superb local schools making this ideal for families, the area also offers a range of shopping facilities, cafes, restaurants & bars. There is a strong local transport infrastructure giving easy access to Liverpool City Centre & surrounding areas making this perfect for commuters.

Set out across two floors, the accommodation comprises; porch, inviting entrance hall, bay fronted living room, rear dining room with 'French' style doors out to the rear garden and a fitted kitchen with a range of integrated appliances. Rising to the first floor, the landing gives access to two double bedrooms, a further single bedroom and a three-piece bathroom. Externally, the property boasts a front garden with driveway parking & a rear garden.

Further benefits to the property include no onward chain, double glazing & gas central heating.

Viewing is essential to appreciate this fantastic opportunity to purchase this home in such a well established location!



## Porch

Tiled floor & timber frame doors.

## Entrance hall

Laminate floor, radiator, 2 x double glazed windows & understairs storage.

## Living room

Double glazed windows to bay, gas fire & radiator.

## Dining room

UPVC double glazed 'French' doors to rear garden, radiator & gas fire.

## Kitchen

Range of wall & base units, stainless steel sink with drainer, 4 x double glazed windows, timber door to side elevation, gas burning hob, double oven, tiled splash back, integrated dishwasher & washer/dryer.

## Landing

Loft access & double glazed window.

## Bedroom 1

Double glazed window & radiator.

## Bedroom 2

Double glazed window & radiator.

## Bedroom 3

Double glazed window & radiator.

## Bathroom

Double glazed window, tiled floor, part tiled walls, WC, basin, radiator & bath with electric shower.

## Externally

Front garden with laid to lawn, mature borders & driveway parking. Rear garden with laid to lawn.

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	



We have made every effort to ensure the accuracy of the floor plan contained here. Measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to the appropriate authority for them.



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