



## 20 Dorbett Drive, Liverpool, L23 0RZ

### Offers Over £260,000

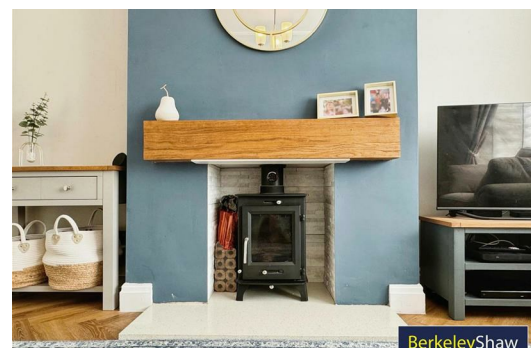
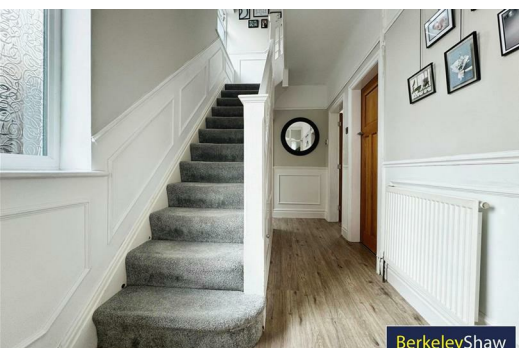
Are you a young family or a downsizer looking for your next home?

This excellent three-bedroom semi-detached home located on Dorbett Drive L23 is brought to the sales market by Berkeley Shaw Real Estate. The surrounding area boasts an excellent variety of amenities adding to the desirability of this home. The area has a variety of schools covering all age ranges making this an ideal purchase for families. Crosby also offers a wide range of shops, restaurants, cafes & bars further adding to the desirability.

Set out across two floors, the accommodation briefly comprises; tiled porch, inviting entrance hall with understairs storage, beautifully presented bay fronted living room with feature log burning stove, which is ideal for cosy winter nights in front of the television. To the rear of the property is a spacious dining room ideal for entertaining with French style doors out to the rear garden. Completing the ground floor layout is a galley style fitted kitchen with two further sets of French doors, giving access to the side of the property and the rear garden. Rising to the first floor, the landing gives access to two double bedrooms, a further single bedroom and a modern three-piece bathroom. Externally, the property boasts driveway parking and a good-sized rear garden with patio area & laid to lawn.

Further benefits to the property include gas central heating and double glazing.

Get in touch straight away to appreciate the fantastic potential of this home!





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>66</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	

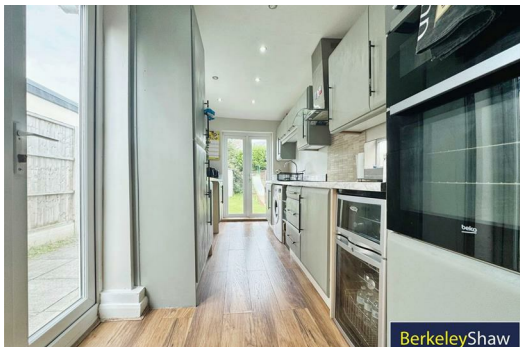
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given to the accuracy of the information shown.  
 Made with Floorplan Expert



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Company No. 0784754

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Company No. 05206927

