



7 Monks Close, Liverpool, L37 6DH

£200,000

Are you looking for the perfect bungalow to call home?

Berkeley Shaw Real Estate is delighted to offer for sale this lovely two bed bungalow with no onward chain. The property is situated in Monks Close, a quiet cul-de-sac, in a very popular part of Formby. A wide variety of amenities are available a short walk away with excellent local shops, amenities and transport links giving easy access to Liverpool & Southport.

The accommodation which is all on one level includes an entrance hall, with a built-in cloakroom cupboard, a good-sized living room, kitchen, an inner hall leading to two double bedrooms and a three-piece bathroom.

Externally, the property boasts a mature front garden with driveway parking and a spacious rear garden with laid to lawn & patio area.

The property further benefits from double glazing and gas central heating.

This bungalow has fantastic potential to put your own stamp on the property and with the generous garden to the rear, has further potential to extend subject to necessary planning permissions. Viewing is essential to appreciate this fantastic opportunity!



Entrance hall

Radiator, laminate floor & cloaks storage.

Living room

Laminate floor, double glazed window & radiator.

Kitchen

Range of wall & base units, double glazed window, UPVC door to garden, cupboard housing combi boiler & stainless steel sink with drainer.

Inner hall

Laminate floor & loft access.

Bedroom 1

Double glazed window, radiator, laminate floor & storage cupboard.

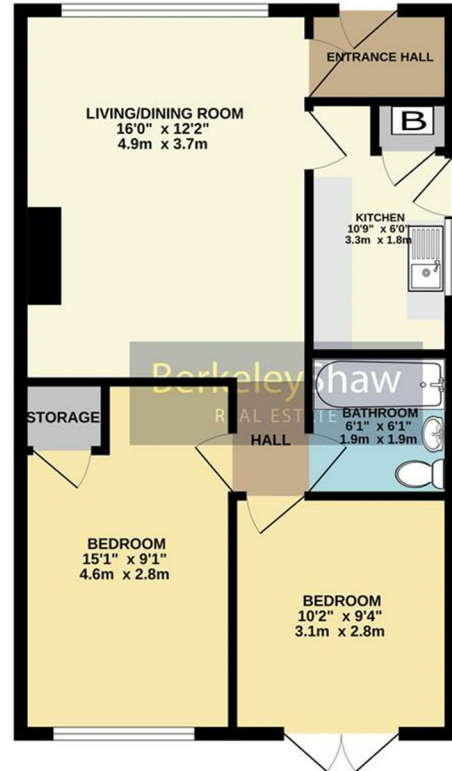
Bedroom 2

Laminate floor, radiator & UPVC French doors to garden.

Bathroom

WC, basin, double glazed window, bath with electric shower & towel radiator.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure 02/04

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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