



## 30 Bowring Park Avenue, Liverpool, L16 2NJ

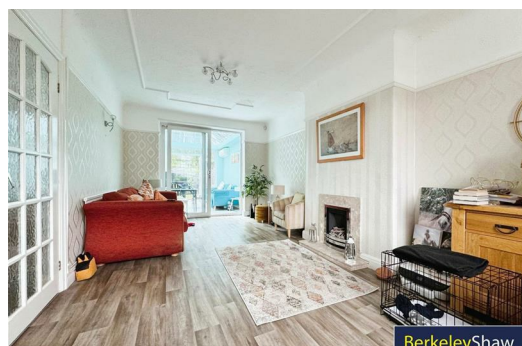
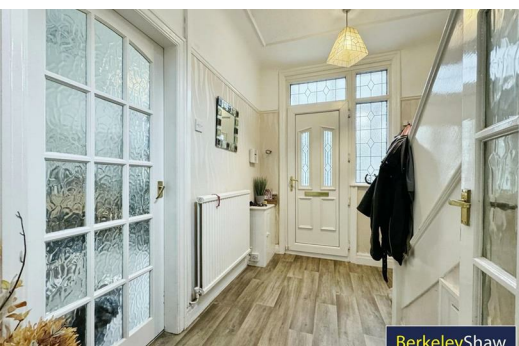
### Offers Over £280,000

Check out the fantastic secret garden and man cave on this amazing home!

Berkeley Shaw Real Estate is delighted to offer for sale this fantastic three-bedroom semi-detached property on Bowring Park Avenue L16. This is the perfect buy for a variety of buyers whether you are a commuter looking to take advantage of the excellent transport infrastructure with easy access to the M62 motorway network & Broadgreen Train Station. The area also has a range of schools, adding to the desirability for families. You can also enjoy the local recreational spaces with Court Hey Park & Bowring Park Golf Course.

Set out across two floors, the accommodation briefly comprises; UPVC porch, inviting entrance hall, bay fronted living room with feature gas fire and sliding doors taking you through to the orangery. This is a great space for relaxing and taking in the views of the fantastic garden. Completing the ground floor layout is a modern fitted kitchen. Rising to the first floor, the landing gives access to two double bedrooms, a further single bedroom & a three-piece bathroom.

The gardens on this property are a real standout feature. The front garden boasts driveway parking & garage access. To the rear of the property is an amazing garden, giving a real secret garden feel. The patio area is a great space for entertaining, with artificial turfed lawn & hedge giving access to a further garden area, currently utilised for composting and has a man gave with open fire. Completing the garden is a further gated area with mature borders, pond & BBQ area. With such expansive gardens, the property has amazing potential for further development subject to necessary planning permissions.





## Porch

UPVC 'French style doors' & UPVC double glazed windows.

## Entrance hall

Radiator, UPVC double glazed door & window.

## Living room

Double glazed windows, UPVC double glazed sliding door to orangery, radiator & gas fire.

## Orangery

UPVC double glazed windows, UPVC 'French' doors & air conditioning unit.

## Kitchen

Double glazed window, range of wall & base units, gas burning hob, oven, ceramic sink, tiled splash back & timber door to garage.

## Landing

Double glazed window, radiator & loft access.

## Bedroom 1

Double glazed windows, radiator & fitted wardrobes.

## Bedroom 2

Double glazed window, gas combi boiler, radiator & storage cupboard.

## Bedroom 3

Double glazed window.

## Bathroom

WC, basin, bath with electric shower, laminate floor, double glazed windows & towel radiator.

## Garage

UPVC double glazed window, UPVC door to garden & hinged garage doors.

## Front garden

Walled and gated front garden with mature borders & driveway parking.

## Rear garden

Paved patio, artificial turf, woodchipped area with access to outbuilding with open fire, BBQ area with mature borders & pond.

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	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan for the described property only was created for use as such for the prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hogenix C2021



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