



## 199 The Serpentine North, Liverpool, Merseyside L23 6TJ

### Offers Over £575,000

Nestled in the sought-after location of The Serpentine North in Blundellsands, this charming three-bedroom detached bungalow offers a unique opportunity for those seeking a peaceful yet convenient lifestyle.

The property occupies a fantastic position with Quay Park situated just across the road and Crosby Beach located just a short walk away giving buyers the opportunity to enjoy strolls along in one of the region's most beautiful spots.

Set out across two floors, the accommodation briefly comprises; porch leading to entrance hall, L shaped dining/living room ideal for entertaining or relaxing as a family, kitchen diner with a range of integrated appliances, utility room with access to the double garage, rear snug with views out to the garden, double bedroom and a modern shower room. Rising to the first floor, the landing provides access to two double bedrooms and a four-piece bathroom. The property further benefits from a spacious loft area with fantastic potential for further conversion.

With the potential for further development, subject to necessary planning permissions, this property allows you to tailor it to your specific needs and desires. The convenience of driveway parking adds to the appeal of this already desirable home.

Offered with no onward chain, this property presents a rare chance to own a piece of paradise in a prime location. Don't miss out on the opportunity to make this delightful bungalow your own.

Tenure: leasehold 952 years remaining



## Porch

UPVC entrance porch with double glazed doors & windows.

## Entrance hall

## L shaped living/dining room

A lovely double aspect room with double glazed windows overlooking the front and side, radiator & feature fireplace.

## Kitchen diner

Range of wall & base units with complimenting work surfaces, sink unit, range of integrated appliances including oven, hob, extractor hood, fridge freezer, microwave and dishwasher. Double glazed window to front elevation & access to utility room.

## Utility room

Range of wall & base units, door to garden & access to garage.

## Snug

Double glazed window, radiator, UPVC 'French' style doors to garden & feature fireplace.

## Bedroom 2

Double glazed window, laminate floor & radiator.

## Ground floor shower room

Fitted with a suite comprising; walk in shower, basin with vanity unit, WC, tiled floor, radiator & double glazed window.

## Master bedroom

Double glazed windows, fitted wardrobes & radiator.

## Bedroom 3

Double glazed window with partial sea view, radiator & access to loft space.

## Loft space

Generous space with fantastic potential for further conversion.

## Bathroom

## Double garage

Fitted storage, water, power & up & over door.

## Externally

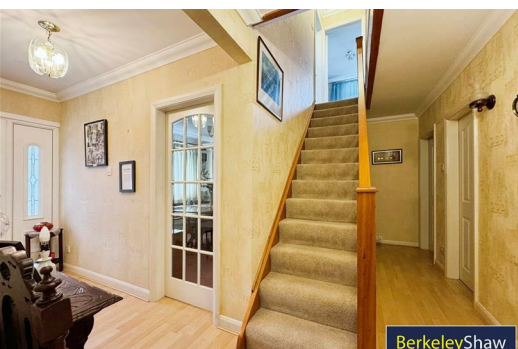
Generous front garden, driveway parking & paved rear garden with access to garden store.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 2432 sq. ft. (226.0 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or any statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The drawings, colours and appearance shown here are not intended and is guaranteed. See to the top of the page for details on the plan.  
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