



109 Dodds Lane, Liverpool, L31 9AA

£490,000

If you are in the market for a spacious family home, which is ready to move into then this could be the perfect home for you!

Berkeley Shaw Real Estate is privileged to be the appointed agent for this spacious, and completely renovated detached home, situated on a larger than average plot on Dodds Lane L31. This immaculately presented family home has been remodelled by the current owners to a high specification, enhancing this traditional home with contemporary fittings and giving any buyer the opportunity to move straight in without the hassle of doing work!

Set out across two floors, the accommodation briefly comprises; entrance hall, lounge with bay window overlooking the front, separate family room with sliding doors opening to kitchen/dining room which has fitted units with integrated appliances and a centre island breakfast bar. There is also a utility room and ground floor w.c.

To the first floor there are four double bedrooms, the main bedroom with an en suite shower room and a family bathroom with bath and separate shower cubicle. Each bedroom further boasts fitted wardrobes and spotlights. Externally, the property boasts a generous driveway with ample parking for numerous vehicles. The front garden is finished with laid to lawn and side access to the good-sized rear garden, complete with patio area and well stocked borders. Further benefits to the property include gas central heating & double glazing.

Viewing is strongly encouraged to appreciate the quality of this fantastic home!



tiled floor, spotlights to ceiling, radiator, double glazed door and windows

radiator, double glazed bay window

spotlights to ceiling, tiled floor, radiator, double glazed window, sliding doors to:

modern fitted kitchen units comprising inset stainless steel sink unit, base and drawer units with feature lighting, matching wall units, centre island unit with breakfast bar, integrated appliances including Hotpoint electric hob, double oven, microwave, coffee machine, dishwasher, wine cooler, log burner, tiled floor, spotlight to ceiling, tiled floor, double glazed windows to rear and side, double glazed french doors to rear garden

inset stainless steel sink unit, base units with worktop surfaces over,
wall units, plumbing and space for washing machine and dryer, tiled
floor, spotlights to ceiling, double glazed window, door to:

low level w.c, wash hand basin, tiled floor, part tiled walls, spotlights to ceiling, heated towel rail, double glazed window

access to loft, spotlights to ceiling, with bright double glazed picture window

fitted wardrobes, radiator, double glazed window, feature glass door to:

shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c, heated towel rail, tiled walls, tiled floor

fitted wardrobes, radiator, double glazed bay window

fitted wardrobes, radiator, double glazed windows to two elevations

fitted wardrobes, radiator, double glazed window

white suite comprising bath with mixer tap, separate shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c, tiled walls, tiled floor, spotlights to ceiling, heated towel rail, double glazed window

large driveway with parking for multiple vehicles, lawned front garden and privacy hedge, side access to the larger than average rear garden that is lawned with patio areas and well stocked herbaceous borders for planting. The rear garden is also not directly overlooked,

up and over door to front, door to rear garden

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			

England & Wales

EU Directive
2002/91/EC



