



18 Carr House Lane, Liverpool, L38 1QG

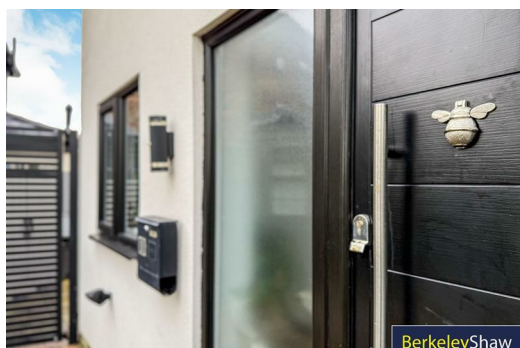
Offers Over £300,000

Built in the 1940s, this Semi-detached property has been lovingly renovated throughout creating a modern and immaculately presented home with NEW Kitchen including breakfast bar, New Bathroom, New Airflow boiler and New roof. This family home boasts a living space of 1,141 square feet and spacious outdoor plot.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow between spaces. The house features three bedrooms, two doubles and a single, providing ample room for relaxation and personal space. The stylish bathroom has a roll top free standing bath and separate walk-in shower catering to all the needs of the family.

The location itself is a significant draw, offering a peaceful village atmosphere while still being within easy reach of Liverpool's vibrant city life. Residents can enjoy the tranquillity of rural living with country walks from your doorstep yet with local amenities and transport links just a short distance away. Outside to the rear is a family friendly south facing garden with sunny patio and grass lawn area and open views. To the front there is a paved driveway accommodating up to three vehicles bordered with bushes and shrubs and looking out over village green and distant open views.

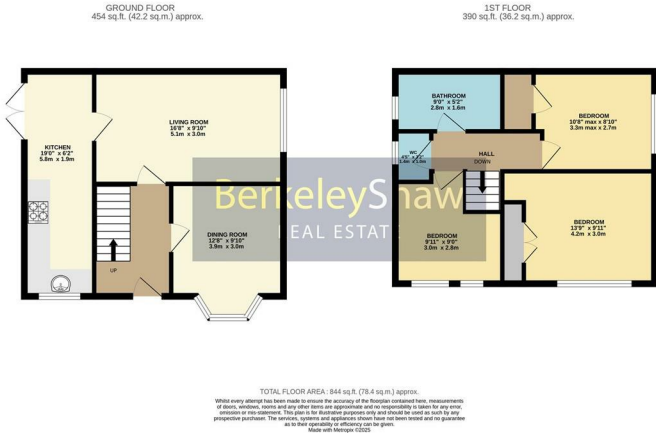
In summary, this charming house on Carr House Lane presents an excellent opportunity for those seeking an immaculate family home in a desirable location. With its stylish interiors, ample parking and garden in a serene village setting.



- Hall
- Dining Room
- Lounge
- Kitchen
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

Landing
Loft hatch with pull down ladder to attic. Cupboard housing NEW boiler worth £16,000

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

