



BerkeleyShaw

12 Boundary Drive, Liverpool, L23 7UZ

Offers Over £350,000

Welcome to this stunning three-bedroom semi-detached home situated on Boundary Drive. Perfectly positioned just a short stroll from Crosby Village, this fantastic home offers an ideal blend of modern comfort and charming character. This property is perfect for families, professionals, or those looking to enjoy the vibrant local community.

Step into the welcoming porch and hallway, where beautifully maintained parquet flooring flows seamlessly into the spacious living room and rear dining area. The living room enjoys pleasant views across the green and the dining room enjoys lovely garden views, creating a bright and relaxing space to entertain or unwind. The modern kitchen is well-equipped with a range of integrated appliances and useful understairs storage.

Upstairs, a bright and airy landing leads to three well-proportioned bedrooms. Both double bedrooms benefit from fitted wardrobes, while the third bedroom offers versatility as a child's room, office, or guest space. The spacious three-piece family bathroom boasts dual-aspect windows for natural light, a built-in storage cupboard, and a bath with shower unit and glass screen.

Externally, this home continues to impress. The front garden features mature borders, and the driveway provides off-road parking with access to a garage. To the rear, the generous garden offers a lawned area and patio, perfect for outdoor dining and relaxation.

Families will appreciate the outstanding local schools, making this a sought-after location for those with children. The vibrant Crosby Village is just a short walk away, offering a fantastic selection of shops, cafés, restaurants,



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Porch

UPVC French style doors & tiled floor.

Entrance hall

Parquet floor, radiator & stairs to first floor.

Living room

Double glazed window, radiator, parquet floor & feature gas fire.

Dining room

Parquet floor, double glazed window & radiator.

Kitchen

Range of wall & base units, double glazed window, UPVC door to side elevation, stainless steel sink with drainer, gas burning hob, double oven, tiled splash back & extractor hood.

Landing

Double glazed window & loft access.

Bedroom 1

Double glazed window, radiator & fitted wardrobes.

Bedroom 2

Double glazed window, radiator & fitted wardrobe.

Bedroom 3

Double glazed window & radiator.

Bathroom

2 x double glazed windows, tiled floor, part tiled walls radiator, storage cupboard, spotlights, WC, basin & bath with shower & glass screen.

Externally

Driveway parking, front garden with borders & lawn. Spacious rear garden with patio area, mature borders & lawn.

Garage

Up & over door, power & water.

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 ₂) 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	



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The views, opinions and expectations shown here are not intended to be guaranteed. Made with Metropix ©2022



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