



29 Navigation Wharf, Liverpool, L3 4DP

£325,000

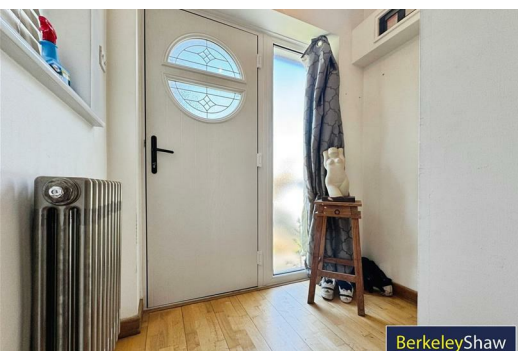
Attractive Two Bedroom Semi-Detached Home in a Prime Location – Navigation Wharf, Liverpool

Positioned just a stone's throw from Liverpool Marina and a short walk from the River Mersey, this well-presented two-bedroom semi-detached property enjoys a fantastic location in a sought-after residential area. With the Royal Albert Dock and Liverpool City Centre only ten minutes away on foot, it offers a rare blend of peaceful surroundings and city convenience. Whether you are a downsizer looking for a tranquil home, a professional needing easy access into the city or a first time buyer looking for a manageable home.

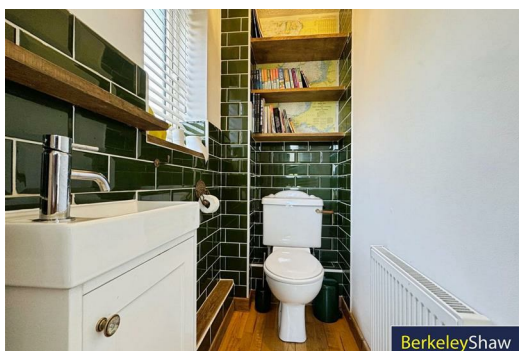
The accommodation briefly comprises a welcoming entrance hall with a separate WC, a spacious living room with a large under-stairs storage cupboard, and a kitchen/diner with French doors opening onto the generous rear garden—ideal for everyday living and entertaining.

Upstairs, there are two well-proportioned double bedrooms. The main bedroom benefits from an en-suite shower room and a walk-in wardrobe with built-in storage. A three-piece family bathroom completes the first floor.

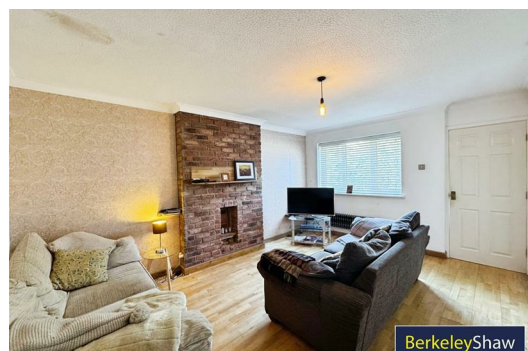
Externally, the property features a well-maintained front garden with mature planting and a driveway leading to a detached garage. The large L-shaped rear garden offers a private composite-decked patio with a private



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Entrance hall

Composite front door, radiator, wooden flooring & double glazed windows.

WC

Double glazed window, wooden floor, WC, basin, metro effect tiling & radiator.

Living room

Wooden flooring, double glazed window, feature fireplace, radiator & understairs storage.

Kitchen diner

Range of wall & base units, gas burning hob, electric oven, extractor hood, composite sink with drainer, space for washing machine, double glazed window & sliding door.

Landing

Double glazed window, wooden floor & wood paneling.

Bedroom 1

Double glazed window, radiator & spotlights.

Dressing room

Fitted storage & circular window.

En-suite

WC, corner basin, vertical radiator, tiled floor, wood paneling, shower enclosure with glass door & metro effect tiles.

Bedroom 2

Double glazed window, fitted wardrobe & radiator.

Bathroom

Double glazed window, WC, basin with storage, spotlights, part tiled walls & radiator with towel rail.

Externally

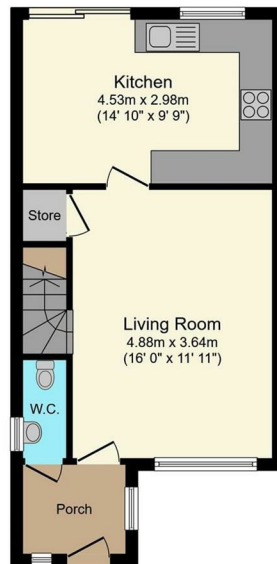
Block paved driveway leading to a detached garage, front garden with lawn & mature borders.

Rear garden- L shaped rear garden, composite deck, lawn, mature borders & private seating area to the rear of the garage.

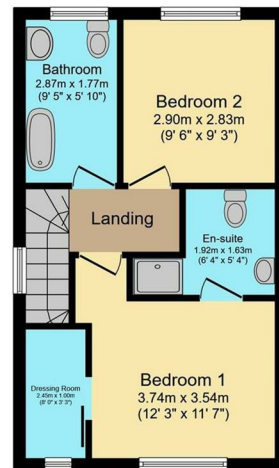
Garage- up & over door with power.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		70
(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



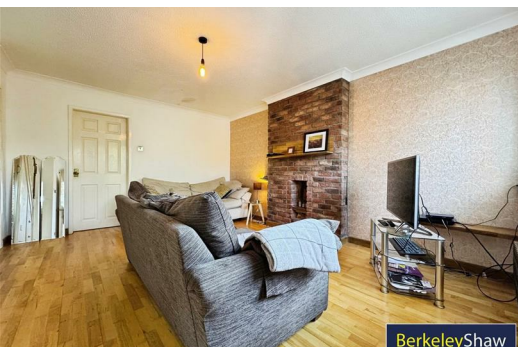
Ground Floor



First Floor

Total floor area 75.4 sq.m. (811 sq.ft.) approx

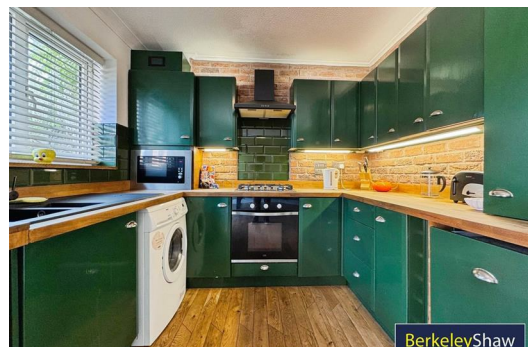
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



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