



## 5 Sefton Drive, Liverpool, L31 8AG

### Offers Over £230,000

**\*\*A NO CHAIN, SEMI-DETACHED BUNGALOW WITH MODERN INTERIORS, DRIVEWAY PARKING, DETACHED GARAGE, AND GARDEN – READY TO MOVE STRAIGHT IN!\*\***

This well-presented two-bedroom semi-detached bungalow offers stylish and comfortable living, ideal for downsizers or those looking for single-level accommodation with added potential. Located in a quiet residential area, the property benefits from driveway parking, a detached garage, and a private rear garden – perfect for relaxing or entertaining.

Inside, the breakfast kitchen is a real highlight, featuring modern units, breakfast bar area for casual dining and patio doors that open directly to the garden, allowing natural light to flood the space. The neutral, contemporary bathroom is finished to a high standard, offering a relaxing retreat.

Both bedrooms are generously sized doubles, offering flexibility for guests, a home office, or additional storage. A real bonus is the partially converted attic, accessed via a pull-down ladder. This versatile space is fully insulated and equipped with power sockets, lighting, a window, handrails, and boarded floors. It also houses a modern combi boiler, making it ideal for use as a hobby room or additional storage.

With no onward chain, this bungalow is move-in ready and offers further scope for development or personalisation. Early viewing is highly recommended.





## Hall

## Breakfast Kitchen

10'5" x 9'2" (3.20 x 2.80)

Modern, clean and neutral, includes a breakfast bar for casual dining. Range of base and high level fitted kitchen units, marble effect laminate worksurfaces with stone returns, stainless steel sink, half and drainer. Induction hob with over extractor and fan oven. Herringbone style flooring and sliding doors to garden. window to side aspect.

## Bathroom

5'6" x 5'6" (1.70 x 1.70)

## Living/Dining Room

17'4" x 10'5" (5.3 x 3.20)

## Bedroom 1

12'9" x 10'5" (3.90 x 3.20)

DOUBLE

## Bedroom 2

9'6" x 9'2" (2.90 x 2.80)

DOUBLE

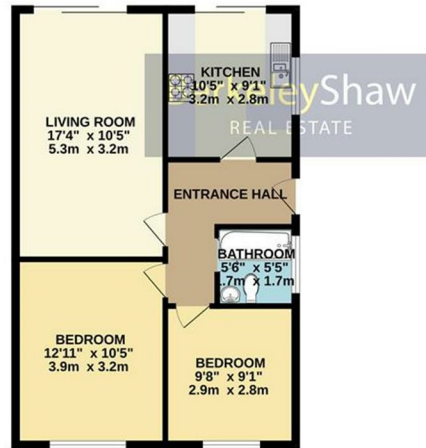
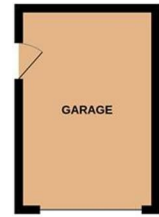
## Loft Rooms

2 Rooms with internal diving door. Window to side aspect, insulation, boarded flooring, lighting and sockets.

## Garage - Detached

Flat roof garage with up and over manual door to driveway. Single side access door to back garden.

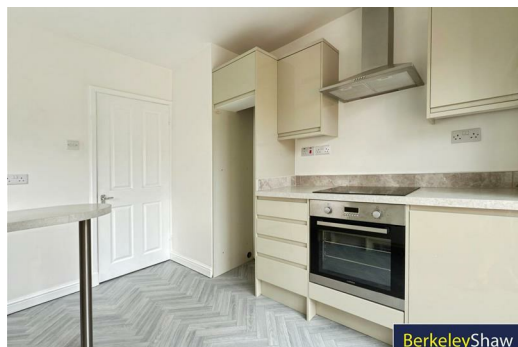
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagrip (2023).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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