



64 Buckingham Road, Liverpool, L31 7DP

Offers Over £330,000

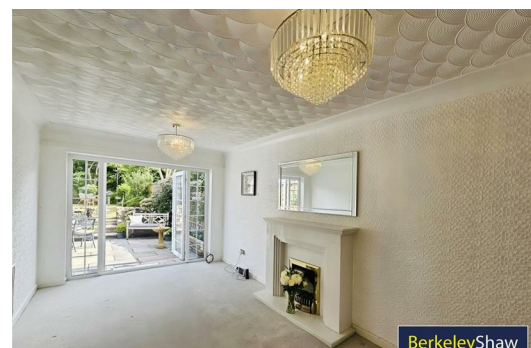
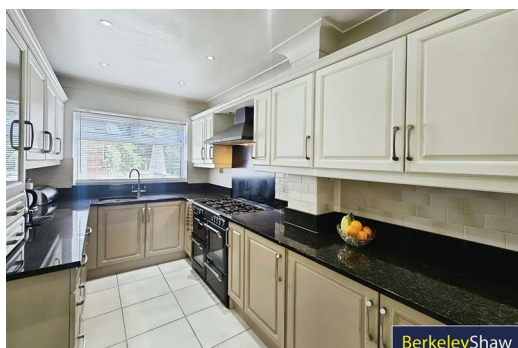
Berkeley Shaw Real Estate present an immaculate three-bedroom semi-detached home for sale, ideally located in a highly sought-after area renowned for its scenic walking routes. This impressive property perfectly balances contemporary living with exceptional access to green spaces, making it a wonderful choice for families.

Upon entering, you are welcomed by two spacious open-plan reception rooms, both featuring fireplaces that add warmth and character. One of the reception rooms enjoys direct access to the beautifully maintained garden, providing an excellent space for relaxation and entertaining.

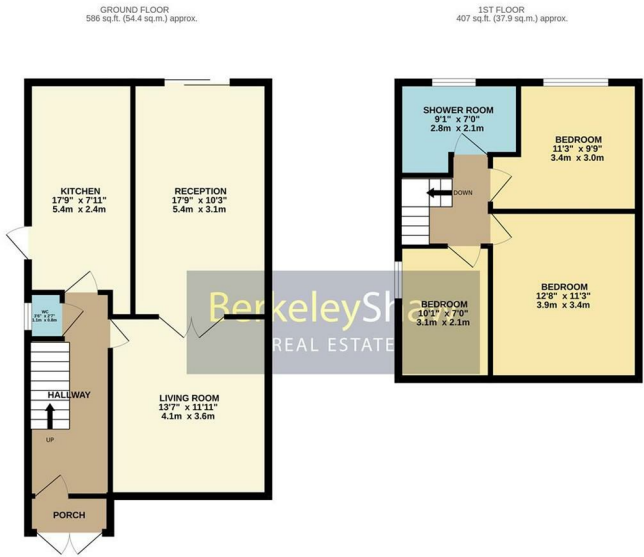
The property caters to modern family life with three well-appointed bedrooms. The master bedroom and one additional double bedroom both benefit from built-in wardrobes, offering ample storage and a sleek, tidy appearance. There is also a comfortable single bedroom suited to a growing family or home office.

Convenience is key, with two stylish bathrooms including a downstairs WC for guests and an upstairs shower room fitted with a luxurious rain shower.

Outdoor living is equally impressive, with the garden boasting private access to the canal—ideal for tranquil strolls or leisure activities. Further enhancing the property's appeal is a single garage and a car port, ensuring secure parking and additional storage.



- Porch
- Hallway
- Kitchen
 - 17'9 by 7'11 (5.41m by 2.41m)
- Living Room
 - 13'7 by 11'11 (4.14m by 3.63m)
- Dining Room
 - 17'9 by 10'3 (5.41m by 3.12m)
- WC
 - 3'6 by 2'7 (1.07m by 0.79m)
- Master Bedroom
 - 12'8 by 11'3 (3.86m by 3.43m)
- Double Bedroom
 - 11'3 by 9'9 (3.43m by 2.97m)
- Single Bedroom
 - 10'1 by 7'0 (3.07m by 2.13m)
- Shower Room
 - 9'1 by 7'0 (2.77m by 2.13m)



TOTAL FLOOR AREA: 993 sq.ft. (90.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The layout, finish, fixtures and fittings shown are not intended to be a guarantee as to their availability or accuracy you be given.
 Made with Metaplan C2025

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	



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