



Berryedge Crescent, Huyton, Liverpool, L36 8FN

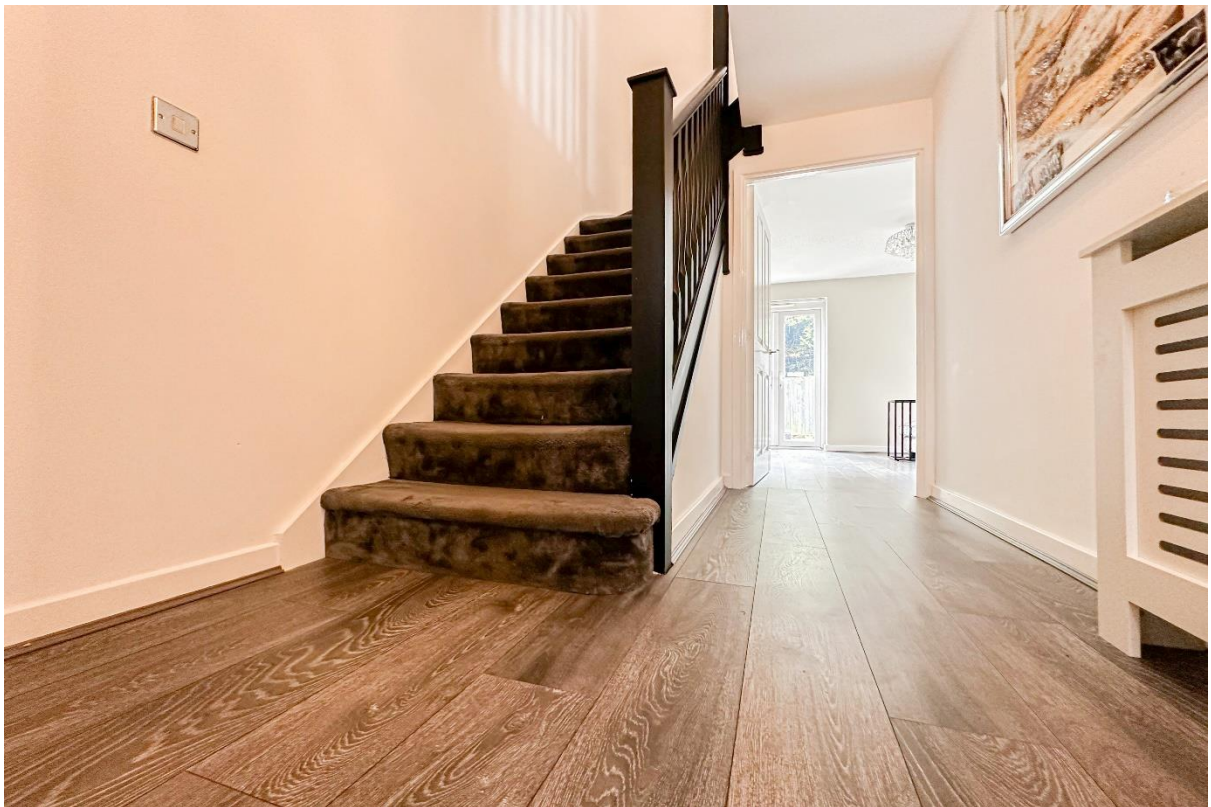
- Modern Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Stunning Reception Room & Ground Floor WC
- Ensuite to Master & Three-Piece Bathroom Suite
- Cul-De-Sac Location in Residential Area of Huyton
- Inviting Entrance Hall & Substantial Fitted Kitchen
- Two Spacious Double Bedrooms & Single Room
- Fantastic Rear Garden, Off-Road Parking & Garage



£200,000















Description

Located in the highly popular residential area of Huyton, L36, is this delightful three bedroom semi detached home enjoying a peaceful cul-de-sac location on Berryedge Crescent. Boasting an attractive modern frontage, this property offers spacious and beautifully presented accommodation throughout, promising to make a fantastic future home for growing families. An inviting entrance hall greets you into the property leading you into a modern kitchen complete with a range of fitted base and wall units, complementary worktops providing plentiful surface space, and room to accommodate a dining table. This is followed by a stunning family lounge, enjoying two sets of French doors which offer views and access out to the rear garden and flood the space with natural light. Finished in a tasteful décor featuring attractive wood style flooring and stylish wall panelling, this presents a welcoming space to relax and unwind. Concluding the ground floor is a convenient WC. Ascending to the first floor you will discover two generously sized double bedrooms along with a well-proportioned single room, each finished to an impeccable standard featuring plush carpeting throughout. The master bedroom enjoys the added luxury of a modern ensuite shower room, and providing the finishing touch to this lovely home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a rear garden which presents a brilliant outdoor space for the whole household to enjoy, consisting of a low-maintenance artificial lawn and a smartly flagged patio area. To the front, a driveway provides off-road parking whilst a garage offers additional storage space.

Description

Part of the Metropolitan Borough of Knowsley and substantially located within the Merseyside green belt Huyton is approximately 6 miles from Liverpool City Centre and, as such, has its own history and its own 'town' centre. The original village of Huyton was largely developed in the 1930s by Liverpool City Council to accommodate families from the City Centre. The area's large shopping centre (which includes an Asda Walmart complex, an indoor market and over 100 other shops) is still referred to as 'The Village'. In addition there are 8 parks, including Court Hey Park which contains the National Wildflower Centre, a library, which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, Christ the King and Cardinal Heenan. Railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby and the proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.

Floor Plan



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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EPC Summary

Awaiting summary

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.