



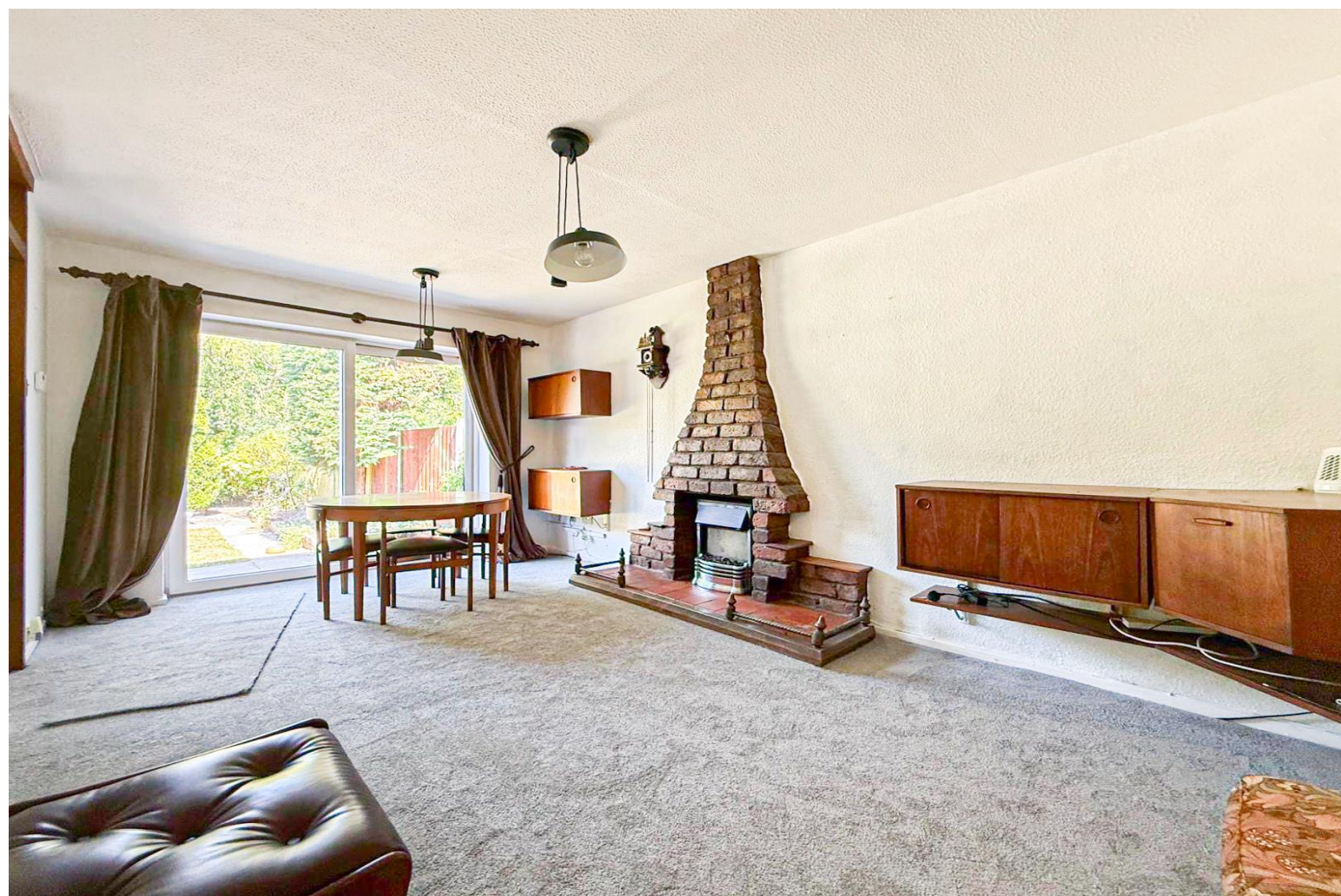
## Carlyon Way, Halewood, Liverpool, L26 7YB

- Delightful Two Bedroom Semi Detached Bungalow
- Generously Proportioned & Beautifully Maintained
- Hall, Welcoming Reception Room & Fitted Kitchen
- Contemporary Three-Piece Family Bathroom Suite
- Located In The Highly Favoured Area Of Halewood
- Fantastic Purchase For Those Looking To Downsize
- Two Spacious & Well-Presented Double Bedrooms
- Charming Rear Garden, Off-Road Parking & Garage



Offers in Excess of £235,000









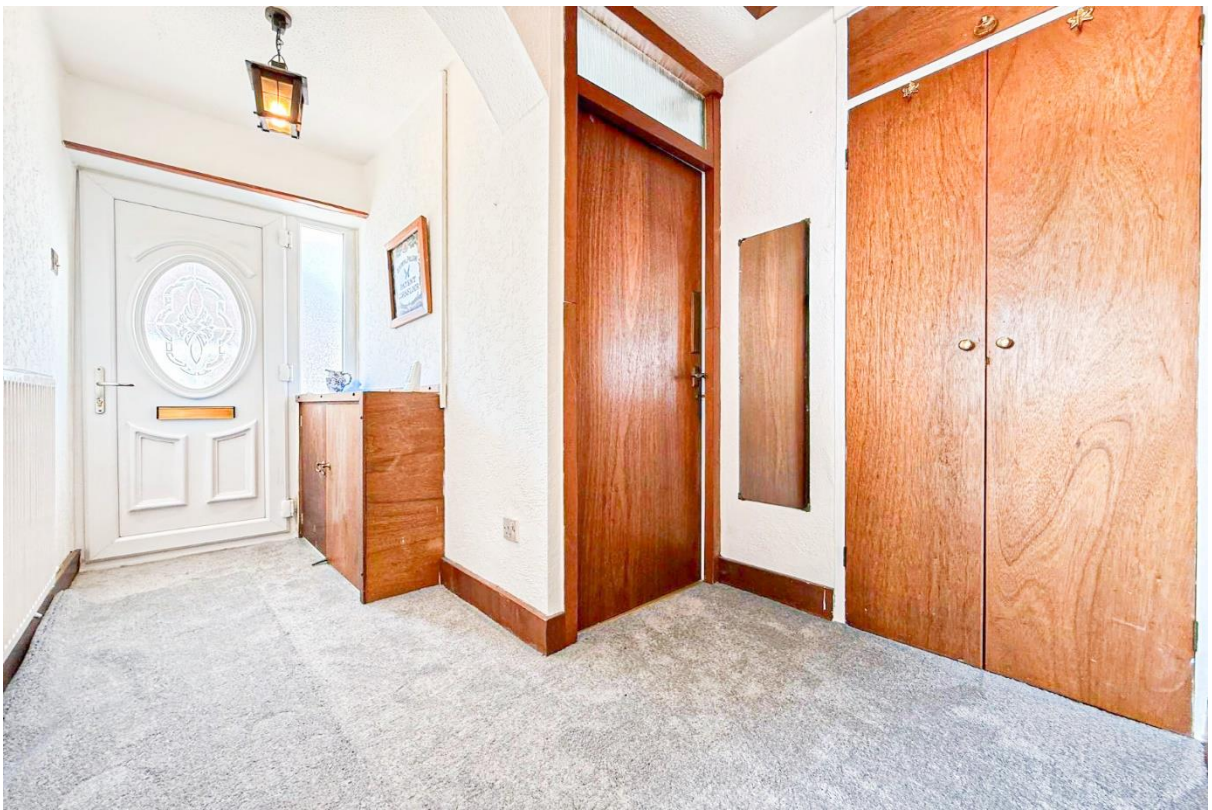


















## **Description**

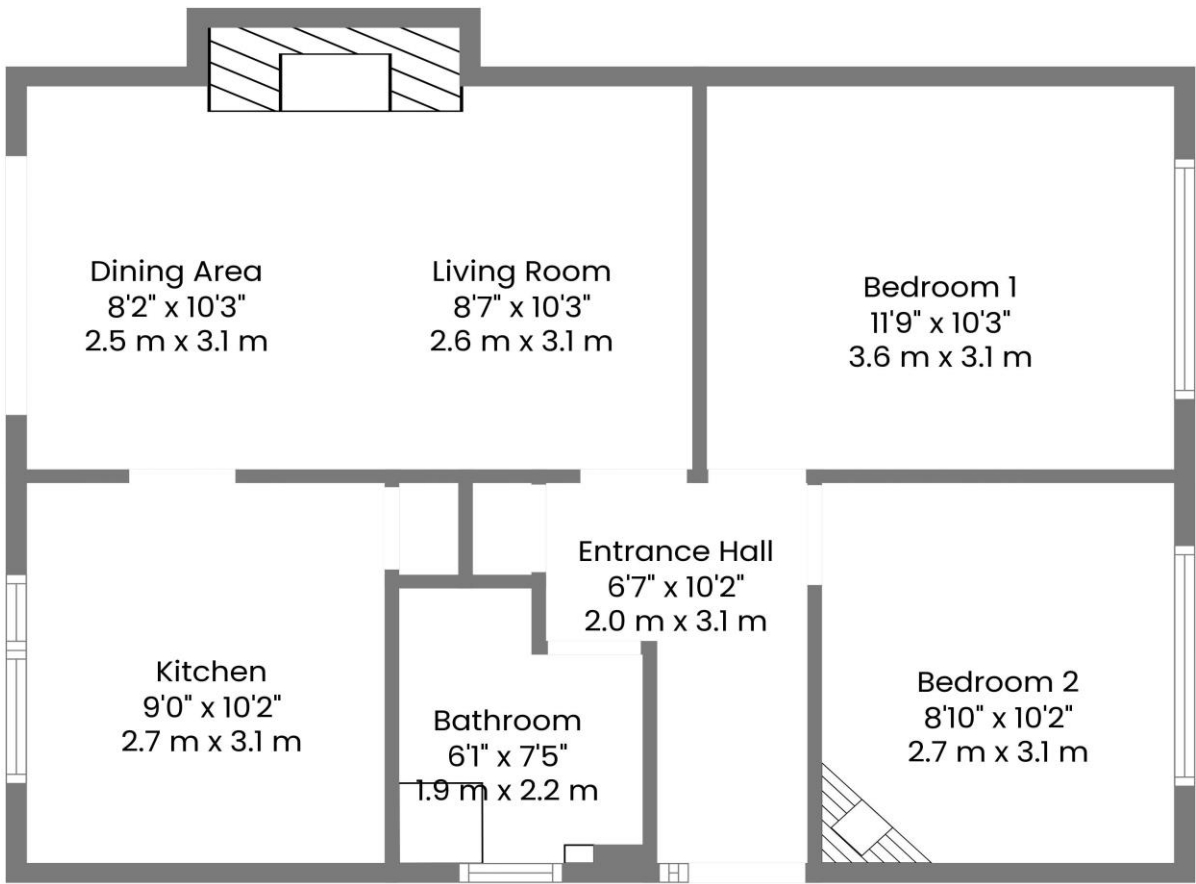
Move Residential are thrilled to present to the sales market this delightful two bedroom semi detached bungalow, located on Carlyon Way in the highly favoured residential area of Halewood, L26. Boasting spacious and beautifully maintained accommodation throughout, this presents an opportunity not to be missed for those looking to downsize. Following through the entrance hall, you are led into a generously sized reception room, comfortably accommodating both a sitting and dining area, which enjoys a set of sliding doors providing views and access out to the rear garden and flooding the space with natural light. This flows seamlessly into a modern kitchen complete with a range of attractive fitted base and wall units and complementary worktops offering plenty of surface space. The sleeping accommodation consists of two spacious bedrooms, each finished to an excellent standard featuring plush carpeting, and receiving plenty of daylight. Adding the finishing touch to the interior of this wonderful home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a charming rear garden consisting of a neatly maintained lawn, patio area, and a pond, presenting the perfect spot for al-fresco dining and entertaining. To the front, a driveway provides ample off-road parking, whilst a garage offers additional storage space.

## **Location**

Halewood is part of the Metropolitan Borough of Knowsley, to the south east of the City, close to Hunts Cross and Woolton. Its industrial heritage is still evident today in the form of the Jaguar Land Rover production facility and the Getrag gearbox factory. Halewood Railway Station and the nearby M57 and M62 motorways offer easy links into and out of the City, while Halewood Shopping Centre, Halewood Leisure Centre and the Green Flag accredited Halewood Park provide weekend amenities.



Floor Plan



**TOTAL: 603 sq. ft, 56 m2**  
FLOOR 1: 603 sq. ft, 56 m2  
EXCLUDED AREAS: FIREPLACE: 12 sq. ft, 1 m2  
WALLS: 47 sq. ft, 4 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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.