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REAL ESTATE

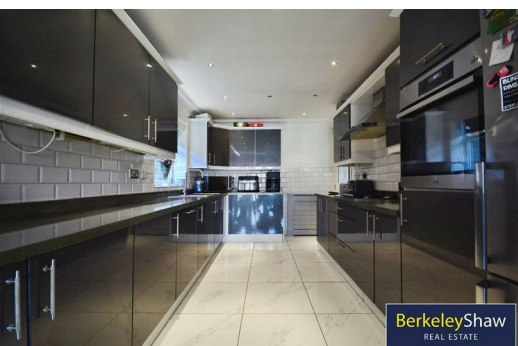
## 38 Chestnut Walk, Liverpool, L31 1LL

Offers Over £400,000

Extended to the rear elevation, this substantial four bedroom detached home offers superbly proportioned family accommodation in a sought after residential location.

Features of the property briefly include; entrance hall, cloaks / WC, sitting room / office, a 21ft lounge with dining / family room off, kitchen / breakfast room, first floor landing, four bedrooms, ensuite and an impressive family bathroom with four piece fitted suite. Outside there is driveway parking for two cars at the front and a good size private rear garden with an extensive composite decked area ideal for outdoor entertaining.

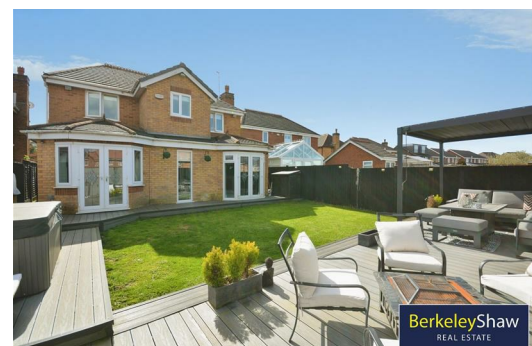
Early Viewing Advised.



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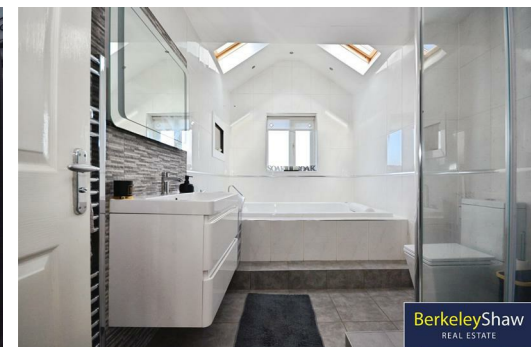
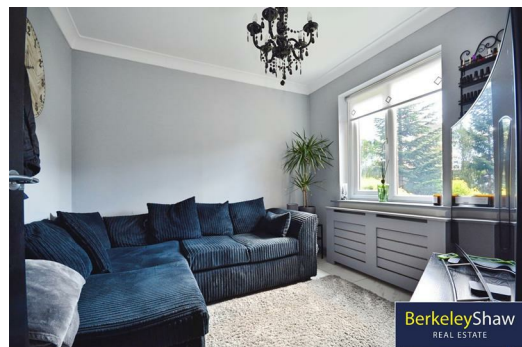
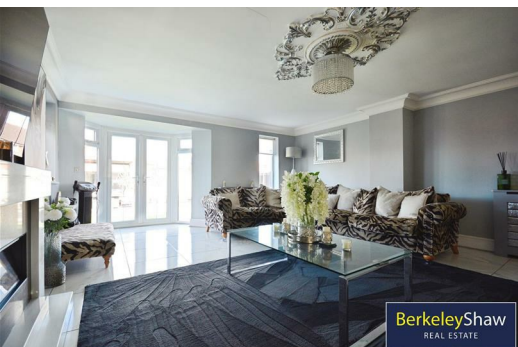
- Hall
- Cloaks / WC
- Office / Sitting Room
- Lounge
- Dining / Family Room
- Kitchen / Breakfast Room
- Landing
- Bedroom One
- Ensuite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom



TOTAL FLOOR AREA: 1608 sq.ft. (149.4 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms, utility areas and other premises and responsibility is taken for any errors or omissions in this document. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding its efficiency or life span.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	79
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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