BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
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64 Hillary Drive, Liverpool, L23 9SZ

Offers Over £215,000

Built in 2014, this well-presented TWO DOUBLE BEDROOM semi-detached home is offered FREEHOLD and with NO CHAIN. Ready to move straight into, it presents an excellent opportunity for first-time buyers seeking a modern home with potential for the future.

An added entrance porch provides a practical welcome, while the spacious lounge offers plenty of room for comfortable seating. The dining kitchen provides space for everyday meals and entertaining, with patio doors opening directly onto the rear garden. A downstairs WC also accommodates the washing machine, providing a useful laundry space.

Upstairs, there are two double bedrooms, complemented by additional built-in storage and wardrobes on the landing.

The SOUTH-FACING rear garden enjoys a lawn, paved patio area and wooden children's playhouse, creating an appealing outdoor space for relaxing, playing and enjoying the sunshine. To the front, a garden and driveway provide off-road parking.

Planning permission for a loft conversion was granted in 2023, offering an exciting opportunity for buyers to explore additional accommodation in the future, subject to confirmation of the permission's current status and any necessary approvals.







Porch
Composite front door, tiled flooring, coats hooks, window to front aspect, brilliant additional storage for prams, coats & shoes.

Lounge
12'9" x 12'9" (3.90 x 3.90)

Kitchen Dining
12'9" x 10'9" (3.90 x 3.30)
Modern fitted kitchen, sink with drainer, integrated fridge/freezer & dishwasher. Patio doors to rear garden. Open through to front lounge.

Downstairs WC
5'6" x4'7" (1.70 x1.40)
WC, storage vanity unit with stylish bowl sink, mirror, heated towel rail & washing machine/dryer space.

Landing
Fitted storage cupboards, brilliant storage space.

Bedroom 1
13'1" x 10'9" (4.0 x 3.30)
DOUBLE

Bedroom 2
13'1" x 8'2" (4.0 x 2.50)
DOUBLE

Bathroom
7'4" x6'0" (2.25 x1.85)

Garden
South Facing fenced landscaped garden including grass lawn, paved patio area with wooden summerhouse/playhouse, great for kids.









