



5 Heathfield Road, Liverpool, Merseyside L22 6RE

Asking Price £275,000

Set in the highly sought-after coastal suburb of Brighton-le-Sands, this three-bedroom semi-detached home offers an exciting opportunity to create your ideal property while enjoying a fantastic lifestyle location. The unbeatable location with the BEACH quite literally at the end of the road, you can enjoy COASTAL WALKS and SEA VIEWS just moments from your doorstep. The property is also within easy walking distance of local shops, restaurants, a TRAIN station, and a welcoming PUB, making it ideal for both families and commuters alike.

The accommodation is well-proportioned throughout and already benefits from a popular open-plan layout, with the kitchen and dining room having been thoughtfully knocked through to create a bright, sociable space. Patio doors open directly onto a sunny rear garden, perfect for entertaining, relaxing, or further landscaping to enhance its appeal.

Upstairs, there are three bedrooms and a family bathroom, offering comfortable living with scope for modernisation and personalisation. Externally, the property boasts driveway PARKING to the front and a generous rear GARDEN that enjoys plenty of natural sunlight.

One of the standout features is the unbeatable location with the BEACH quite literally at the end of the road, you can enjoy coastal walks and sea views just moments from your doorstep. The property is also within easy walking distance of local shops, restaurants, a train station, and a welcoming pub, making it ideal for both families and commuters alike.

Offered with NO ONWARD CHAIN and on a FREEHOLD basis, this home presents an excellent opportunity to upgrade and add value in a prime seaside setting.



Hall

Front Lounge

14'1" x 11'1" (4.30 x 3.40)

Kitchen

16'4" x 10'9" (5 x 3.30)

Dining/Sitting Room

13'5" x 11'1" (4.10 x 3.40)

Bedroom 1

14'5" x 10'9" (4.40 x 3.30)

DOUBLE

Bedroom 2

13'5" x 11'5" (4.10 x 3.50)

DOUBLE

Bedroom 3

8'10" x 7'2" (2.70 x 2.20)

SINGLE

Family Bathroom

8'6" x 5'10" (2.60 x 1.80)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, walls 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 be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to them.

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		
		84
		67
England & Wales <small>EU Directive 2002/91/EC</small>		

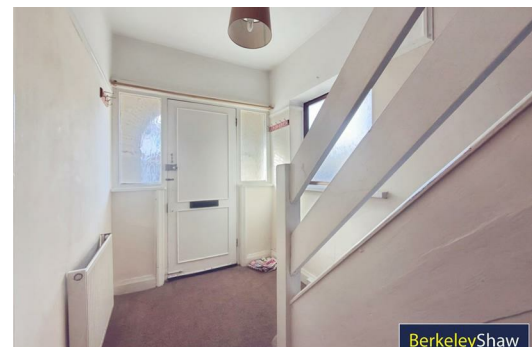
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



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