



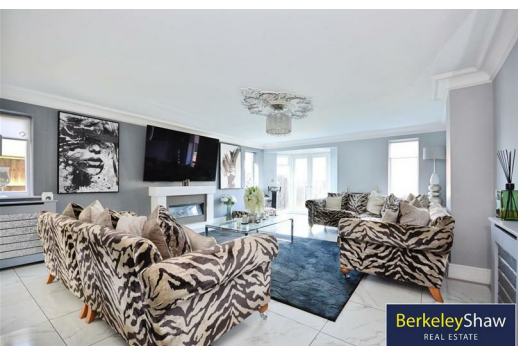
BerkeleyShaw
REAL ESTATE

38 Chestnut Walk, Liverpool, L31 1LL
Offers Over £400,000

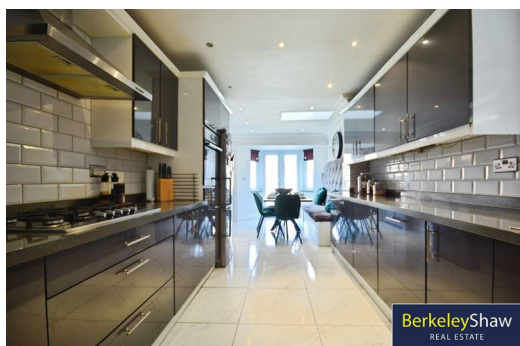
Extended to the rear elevation, this substantial four bedroom detached home offers superbly proportioned family accommodation in a sought after residential location.

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.

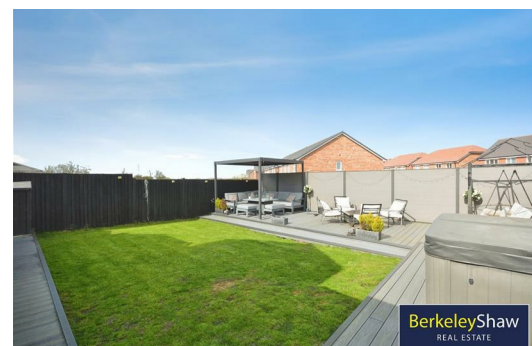
Early Viewing Advised.



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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

GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.

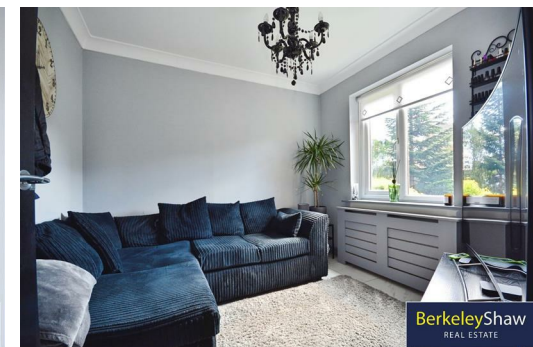
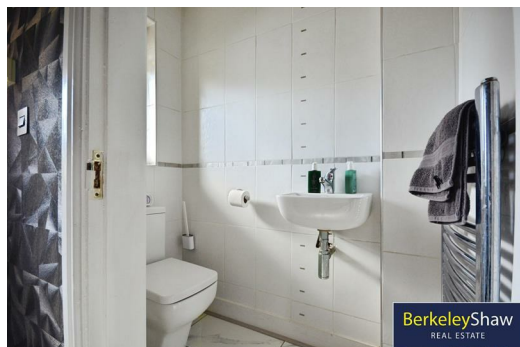
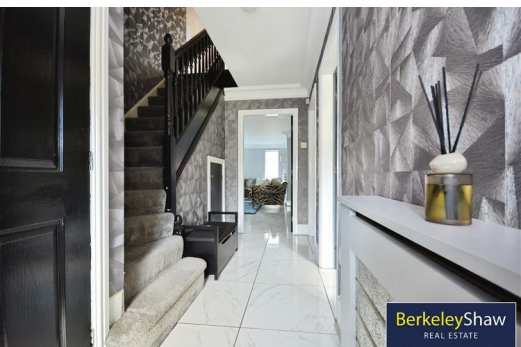
1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



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, BERKELEYSHAW REAL ESTATE, its agents, sales staff and employees and its responsibility is solely for any errors or omissions in this document. The services, systems and appliances shown have not been tested and no guarantee is to be given as to their condition or efficiency for any given time with BERKELEYSHAW REAL ESTATE.

| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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