



## 23 Nedens Grove, Liverpool, L31 2LR

Asking Price £260,000

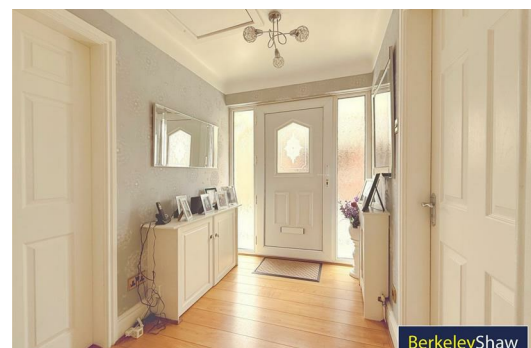
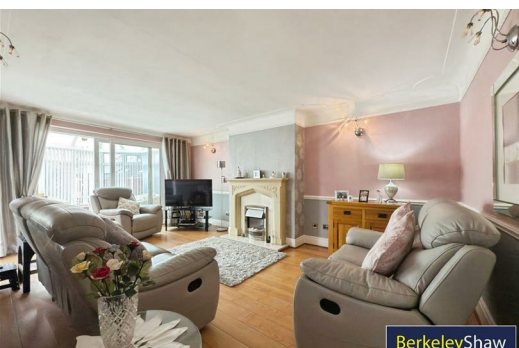
**\*\*Charming Semi-Detached Bungalow – Move-In Ready & Chain-Free, Early viewing is strongly recommended – bungalows of this calibre rarely stay available for long.**

Located in a quiet and sought-after residential location, this delightful semi-detached bungalow presents an ideal opportunity for those seeking quality single-storey living, with no work required. Immaculately presented throughout, the property offers both practicality and comfort in equal measure.

Upon entering, you're welcomed into a spacious and bright lounge, boasting a stylish gas living flame fire – the perfect spot for relaxing of an evening. The adjoining conservatory provides a tranquil setting to enjoy your morning coffee or a quiet read, with views over the rear garden.

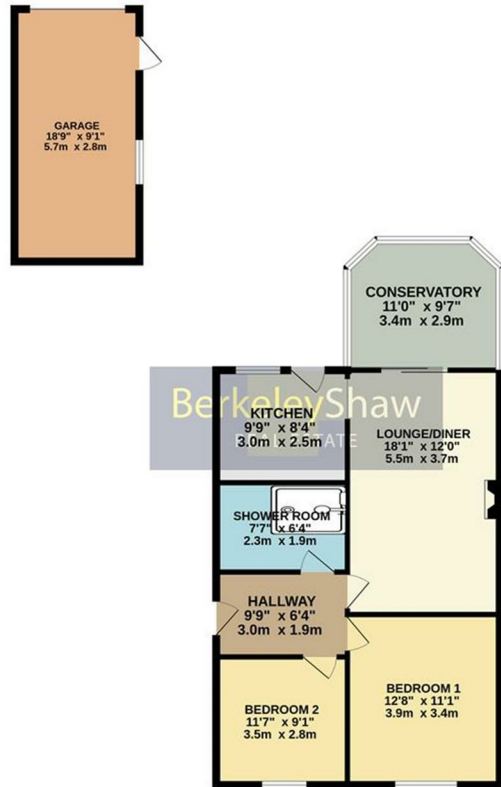
The kitchen is well-appointed and neatly laid out, with everything at your fingertips. A particular highlight is the high-spec, mobility-friendly shower room featuring a modern double walk-in wet-room style shower – practical yet smartly finished.

The large main bedroom offers generous proportions and benefits from fitted wardrobes, while the second bedroom provides flexibility – ideal as a guest room, home office, or additional reception space.



- Hall
- Lounge Diner
- Kitchen
- Conservatory
- Shower Room
- Bedroom 1
- Bedroom 2
- Garage

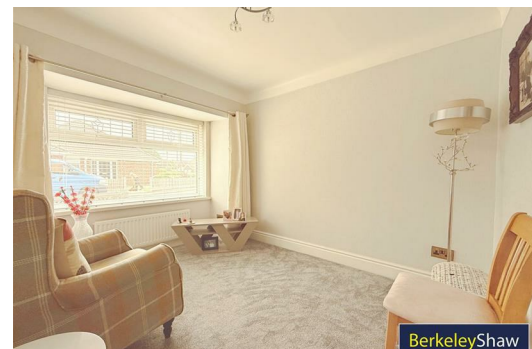
GROUND FLOOR  
924 sq.ft. (85.9 sq.m.) approx.



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>65</b>

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		

TOTAL FLOOR AREA : 924 sq.ft. (85.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Measure 32025



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

