



6 St Johns Place, Liverpool, L22 5NP

Chain Free £162,500

Berkeley Shaw are delighted to offer for sale a spacious three/four bedroom terraced family house. The charm and character of the property can only be appreciated upon internal inspection.

The accommodation briefly comprises of vestibule, two reception rooms, kitchen/diner, utility room, three/four bedrooms and family bathroom. The property also benefits from double glazing and central heating. There is a garden to the rear and permit parking to the front.

There is no chain with this property.



Vestibule

Tiled floor and meter cupboards.

Hall

4.1 x 2.4 (1.22m.0.30m x 0.61m.1.22m)

with radiator, decorative ceiling and stairs to first floor.

Front Reception Room

15'5" x 12'5" (4.7 x 3.8)

with UPVC double glazed play bay window, radiator, decorative ceiling and picture rail.

Rear Reception Room

13'5" x 10'5" (4.1 x 3.2)

with UPVC double glazed French doors to garden, radiator, decorative ceiling and picture rail.

Kitchen/Diner

22'7" x 7'10" (6.9 x 2.4)

with UPVC double glazed window to side, UPVC double glazed sliding door to garden, range of wall and base units, 1 1/2 bowl stainless steel sink with mixer tap, Diplomat hob with extractor over, Diplomat electric oven and tiled floor.

Utility Room

8'2" x 7'2" (2.5 x 2.2)

with range of wall and base units, stainless steel sink with mixer tap, Worcester boiler and plumbing for washing machine.

Bedroom 1

13'5" x 10'9" (4.1 x 3.3)

with UPVC double glazed window to rear and radiator.

Bedroom 2

13'1" x 10'9" (4.0 x 3.3)

with UPVC double glazed window to front and radiator.

Bedroom 3

7'2" x 7'2" (2.2 x 2.2)

with UPVC double glazed window to front and radiator.

Bedroom 4/Study

10'5" x 7'6" (3.2 x 2.3)

with UPVC double glazed window to rear, radiator, stairs to loft with storage.

Outside

Rear Garden - laid to lawn with patio area.

Front Garden - paved area with borders and shrubs.

Parking permit.

Bathroom

Tiled Floor, Panel Bath, with Shower over, Low level WC, Pedestal Wash Basin, UPVC Double Glazed Window, Ladder Effect Towel Rail

