



## Ormidale Berkeley Road, Liverpool, Merseyside L23 7UD

Asking Price £339,950

### 3 BED COTTAGE IN BLUNDELLSANDS

In the heart of a community which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks.

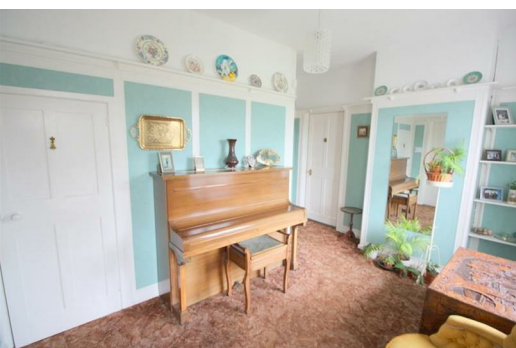
BERKELEY SHAW are pleased to present this Versatile COTTAGE which needs some cosmetic updating.

This versatile accommodation, situated on a corner plot, has central heating and part double glazing, comprises of porch, hallway, THREE reception rooms, sun room, kitchen, Family Bathroom (downstairs), 3 Bedrooms upstairs and a garage. There are also gardens front and back, with outhouses to the rear.

The rear garden is laid to lawn with plants, shrubs, patio and orchard. The front has a driveway and garage with parking for 2 vehicles. The property is well suited to different buyers. (Young, old or families)

Currently 1 room downstairs is being used as a bedroom, with 2 bedrooms set out upstairs. The 3rd room upstairs could be converted to another bathroom or more suitable bedroom.

Please call us now to arrange your early viewing.





## Porch

Quarry tiled floor

## Hall

11'9" x 8'2" (3.6 x 2.5)

Georgian Window to front, panelled walls, radiator, storage cupboard, parquet flooring

## Lounge

15'8" x 14'1" (4.8 x 4.3)

Georgian Window to front, feature porthole window, 2 x radiators and picture rail

## Dining Room

11'9" x 8'2" (3.6 x 2.5)

Georgian window to front, parque flooring, Radiator, Picture Rail,

## Rear Lounge or Bedroom

18'4" x 10'9" (5.6 x 3.3)

UPVC Double Glazed Windows to side, georgian window to rear, picture rail, parque flooring

## Kitchen

18'4" x 10'9" (5.6 x 3.3)

Georgian Window to rear x 2, Range of wall and base units, 1 and 1/2 stainless steel sink, mixer tap, space for cooker and fridge freezer, part tiled walls, laminate floor, radiator, and access to garden

## Sun Room

12'1" x 8'2" (3.7 x 2.5)

Glazed windows with access to garden

## Landing

Radiator, skylight, eaves storage

## Bedroom 1

16'8" x 9'6" (5.1 x 2.9)

Georgian window to side, radiator, wash basin, eaves storage

## Bedroom 2

14'5" x 9'10" (4.4 x 3.0)

2 x Georgian Windows to side, Radiator, fitted wardrobes

## Bedroom 3

10'9" x 5'2" (3.3 x 1.6)

Skylight window, fitted cupboard, eaves storage

## Bathroom

7'6" x 6'10" (2.3 x 2.1)

Two Georgian frosted windows, Pedestal Wash basin, panel bath with mixer tap and shower attachment, low level WC and part tiled walls.

## Front External/Garden

Drive access, established laid to lawn garden with shrubs and bushes.

## Rear Garden

Wrap around garden, laid to lawn, established borders and shrubs with patio area. Outhouse providing storage and electricity, with potential for other uses. Also small separate orchard.

## Garage

Up and over door (electric remote control), access to garden and driveway

