



56 Pinehurst Avenue, Liverpool, Merseyside L22 2AZ

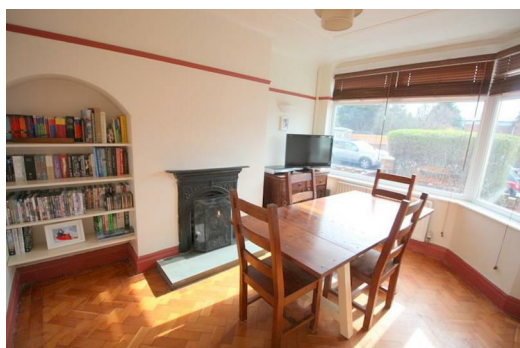
Asking Price £174,950

Do you want to live in an area 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 IMMACULATE 3 BEDROOM semi detached property in Brighton-Le-Sands conveniently located within short walking distance of the SEA FRONT and Crosby Village.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, 2 reception rooms, kitchen, to the ground floor. To the first floor there are 3 bedrooms, and a family bathroom.

The rear garden is laid to lawn with plants, shrubs, decking and patio area. The property is well suited to a family.

Please call us now to arrange your early viewing.



Open Porch

Tiled Floor

Hall

UPVC double glazed front door with UPVC double glazed frosted side windows. UPVC double glazed frosted side window, radiator, storage cupboard, understairs cupboard.

Dining Room

13'1" x 8'10" (4.0 x 2.7)

UPVC double glazed window to front, cast iron feature fireplace with living flame gas fire, slate hearth, radiator, picture rail, original wooden flooring.

Lounge

14'5" x 10'2" (4.4 x 3.1)

UPVC double glazed georgian style door to garden with UPVC double glazed side windows to rear, feature fireplace with cast iron inset with living flame gas fire, tiled hearth, picture rail, radiator, original wooden flooring.

Kitchen

13'5" x 6'6" (4.1 x 2.0)

UPVC double glazed window to rear, UPVC double glazed georgian style door to garden. Range of high and low level units, integrated Bosch 5 ring gas hob, Bosch stainless steel extractor fan. integrated Bosch double electric oven, one and half stainless sink with mixer taps and drainer, integrated dishwasher, integrated washing machine, space for fridge/freezer. wall mounted radiator, part tiled walls, tiled floor.

Landing

UPVC double glazed feature frosted window to side, picture rail, loft access.

Bedroom 1

11'9" x 10'2" (3.6 x 3.1)

UPVC double glazed window to rear, picture rail, radiator

Bedroom 2

13'1" x 10'5" (4.0 x 3.2)

UPVC double glazed window to front with lead light transoms, picture rail, radiator

Bedroom 3

10'2" x 6'6" (3.1 x 2.0)

UPVC double glazed window to front with lead light transoms, fitted wardrobes, picture rail, radiator

Bathroom

6'10" x 6'6" (2.1 x 2.0)

UPVC double glazed frosted window to side, washbasin inset in vanity unit, kidney shaped panelled bath with mains shower over, low level w/c, stainless steel heated towel rail, inset lights, fully tiled walls and floor.

Rear garden

Laid to lawns, borders stocked with shrubs and borders , patio and decking area, outside tap, electric sockets, garden shed. Access to side of property.

Front Garden

Paved drive with ample parking space.

