



17 Somerset Road, Liverpool, Merseyside L22 2BJ

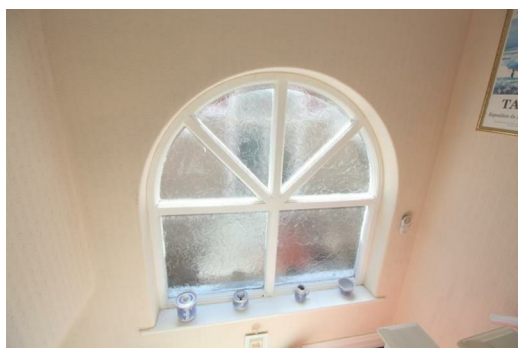
£159,950

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 3 BEDROOM semi detached property in Brighton-Le-Sands, which is in need of some modernisation and is 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, WC, 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.



Porch

UPVC Double Glazed Storm doors, tiled floor

Hall

12'9" x 6'2" (3.9 x 1.9)

Hardwood half glazed front door, UPVC frosted double glazed window to side, radiator, meter cupboard.

Downstairs W/C

Low level W/C

Lounge

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

UPVC Double Glazed door to rear garden with UPVC double glazed windows to side, wall mounted gas fire, picture rail, radiator.

Front Entertaining Room

12'9" 10'2" (3.9 3.1)

UPVC double glazed window to front, picture rail, radiator.

kitchen

8'6" 5'10" (2.6 1.8)

UPVC double glazed window to rear, stainless steel sink with drainer, mixer tap, inset gas hob, extractor fan, inset electric oven, plumbing for washing machine, space for fridge/freezer, part tiled walls, door to side giving access to garden.

Landing

Frosted window to side

Bedroom 1

13'5" x 10'2" (4.1 x 3.1)

UPVC double glazed window to front, storage area with hanging rail, picture rail, radiator

Bedroom 2

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

UPVC double glazed window to rear, boiler housed with shelving above, picture rail, radiator.

Bedroom 3

10'2" x 5'10" (3.1 x 1.8)

UPVC double glazed feature window to front, picture rail, radiator

Bathroom

7'2" x 5'6" (2.2 x 1.7)

UPVC double glazed frosted window x 2, Pedestal wash basin, low level W/C, double shower cubicle, heated ladder towel rail, inset lights, loft access.

Rear Garden

Laid to lawn, paved patio area, shed, borders with bushes, access to side of property.

Front Garden

Flagged area giving access to side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		60
(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		83
(81-91) B		
(69-80) C		55
(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

