



## 19 Whitemeadow Drive, Liverpool, Merseyside L23 9UN

£124,950

Berkeley Shaw are pleased to present a 3 Bed Semi Detached property in the residential area of Thornton, which is in NEED of REFURBISHMENT

The accommodation benefits from UPVC double glazing and gas heating systems (not fixed) and comprises of hallway, lounge, dining room, kitchen, and lean to storage with access to WC on the ground floor. To the first floor there are three bedrooms and family bathroom.

The rear garden is laid to lawn with a patio area. The front garden is laid to lawn with flower bed.

There is NO CHAIN



**Hall**  
11'9" x 6'6" (3.6 x 2)  
Baxi gas heater, meter cupboard

**Lounge**  
15'1" x 14'1" (4.6 x 4.3)  
UPVC double glazed window, gas fire

**Dining Room**  
10'2" x 9'6" (3.1 x 2.9)  
UPVC double glazed window, Baxi gas heater

**Kitchen**  
11'5" x 9'2" (3.5 x 2.8)  
UPVC double glazed window, range of wall and base units, stainless steel sink with double draining board, spaces for gas cooker, fridge freezer and washing machine, vinyl flooring, access to storage area

**Storage Area**  
11'5" x 6'10" (3.5 x 2.1)

**Landing**  
wood window

**Bedroom 1**  
11'1" x 12'5" (3.4 x 3.8)  
UPVC double glazed window, electric fire.

**Bedroom 2**  
13'1" x 9'2" (4 x 2.8)  
UPVC double glazed window

**Bedroom 3**  
9'2" x 7'10" (2.8 x 2.4)  
UPVC double glazed window

**Bathroom**  
5'10" x 5'10" (1.8 x 1.8)  
low level wc, pedestal sink, bath with overhead shower, airing cupboard housing water tank, UPVC double glazed window.

**Outside**  
Gardens to front and rear. Rear Garden is laid to lawn, borders with trees and shrubs, flower beds, patio area, shed and outside WC.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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