# **Berkeley**Shaw

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



# 42 Runnells Lane, Liverpool, Merseyside L23 1TR £162,500

Do you want to live in an area which has Good Schools and is accessible to the Seafront, Southport and within easy commute to Liverpool and the Motorway networks?

BERKELEY SHAW are pleased to present this 3 BEDROOM semi detached CORNER PLOT property in Thornton, which is in need of some modernisation to the kitchen and bathroom, but well presented elsewhere.

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

The rear garden is laid to lawn with plants, shrubs, decking and patio area. There is also a garage. The property is well suited to a family, first time buyer or investor alike.

Please call us now to arrange your early viewing.



# Hall

# 10'5" x 6'10" (3.2 x 2.1)

UPVC double glazed frosted window to front radiator and meter cupboard

# Lounge

#### 13'1"x 11'9" (4x 3.6)

UPVC double glazed french doors to rear garden with side windows radiator and marble fire surround with coal effect gas fire inset

# **Dining Room**

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

UPVC double glazed splay bay window to front, radiator

# Kitchen

# 10'9" x 6'10" (3.3 x 2.1)

UPVC double glazed window to rear and frosted UPVC double glazed door to side Electric double oven with gas hob and electric extractor fan above, stainless steel sink, plumbed for washing machine, space for fridge freezer wall mounted Worcester boiler access to pantry which has a frosted double glazed window to side

# Landing

UPVC frosted double glazed window and access to loft

#### **Bedroom 1**

10'5" x 9'6" (3.2 x 2.9) UPVC double glazed window to front and radiator

# Bedroom 2

#### 11'1" x 11'1" (3.4 x 3.4)

UPVC double glazed picture window to rear, radiator and built in storage cupboards

# Bedroom 3

# 9'6" x 7'2" (2.9 x 2.2)

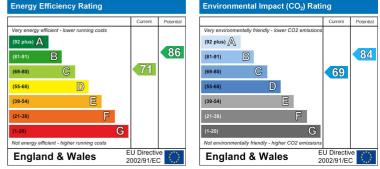
UPVC double glazed window to front, radiator and built in shelving

#### **Front Garden**

Double gates with long drive with parking for several vehicles and access to detached single garage, lawn area with shrubs

# Rear Garden

Secluded rear garden with two block paved patio areas brick built outbuilding and wooden shed, lawn shrubs and trees



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