



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

