



72 Brooke Road West, Liverpool, Merseyside L22 2BQ

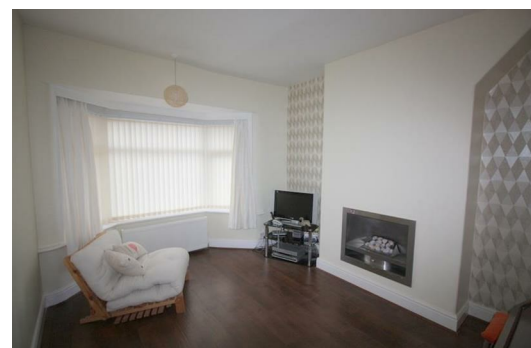
£204,950

BERKELEY SHAW are pleased to present this 4 BEDROOM end terrace property in Brighton-Le-Sands, which 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, 2 reception rooms and kitchen, to the ground floor. To the first floor there are 3 bedrooms and a family bathroom. To the 2nd Floor there is a further bedroom with en suite bathroom.

There is a courtyard to the rear and the spacious property lends itself to both first time buyers and established and growing families..

Please call us now to arrange your early viewing.



Hallway

laminate floor, radiator, gas meter cupboard

Storage Room

5'2" x 5'2" (1.6 x 1.6)

Reception Room 1

13'8" x 12'4" (4.18 x 3.78)

laminate floor, UPVC double glazed bay window, radiator, gas fire with surround, electric meter cupboard. Through to

Reception Room 2

14'11" x 11'2" (4.56 x 3.41)

laminate floor, UPVC double glazed patio doors to rear courtyard, radiator, gas fire and surround

Kitchen

11'3" x 12'6" (3.44 x 3.83)

laminate floor, UPVC double glazed window x 2, range of base and wall units, breakfast bar, integrated dishwasher, plumbing for washing machine, range cooker with gas hob and electric oven, ladder radiator and part tiled walls

Inner Hallway

11'9" x 5'7" (3.6 x 1.72)

UPVC double glazed window to front, laminate flooring access to bedroom 1 and stairs to 2nd floor

Bedroom 1

13'9".x 10'10" into bay (4.21.x 3.31 into bay)

laminate floor, UPVC double glazed bay window , radiator, gas fire.

Bedroom 2

11'6" x 14'11" (3.51 x 4.55)

UPVC double glazed window, radiator

Bedroom 3

14'4" x 11'5" (4.38 x 3.49)

UPVC double glazed window x 2, radiator, Worcester boiler housed in cupboard

Family Bathroom

8'3" x 4'7" (2.53 x 1.4)

low level wc, pedestal sink, bath with overhead shower, towel ladder radiator, UPVC double glazed window, slate tiled floor, tiled walls

Bedroom 4 / Loft Room

16'11" into recess x 12'3" (5.18 into recess x 3.74)

laminate floor, wooden framed velux window x 2, radiator

Ensuite

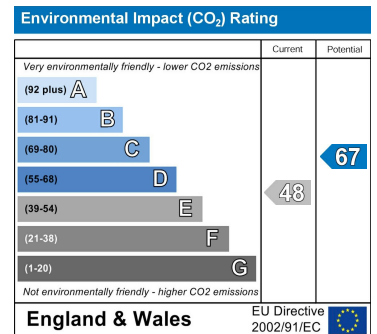
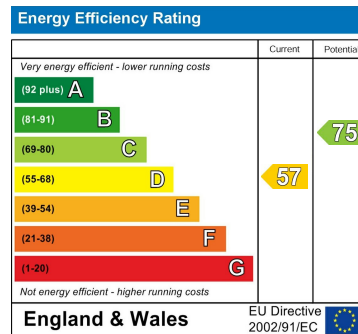
5'7" x 7'10" (1.71 x 2.39)

low level wc, pedestal sink, bath, free standing shower, tiled floor and tiled walls

Outside Area

Flagged area to front with bushes and shrubs.

Flagged rear courtyard with shed and further storage area.



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