



12 Fir Road, Liverpool, Merseyside L22 4QL

£134,950

Berkeley Shaw present a 4 BED mid terraced property conveniently located in the prime catchment area of Waterloo for local schools, local shopping and transport links.

This well proportioned accommodation which is in need of modernisation benefits from central heating and full double glazing comprises of entrance hall, two reception rooms, a morning room and a kitchen to the ground floor. To the first floor there are four bedrooms and a family bathroom.

There is a yard to the rear with bedding.

Vestibule

5'6" x 2'11" (1.7 x 0.9)

Original tiled flooring, meter cupboard.

Hall

13'5"x 5'10" (4.1x 1.8)

Laminate flooring, radiator, stairs to first floor.

Lounge

14'5" x 11'9" (4.4 x 3.6)

UPVC splay bay window, original feature fireplace, radiator.

Sitting Room

13'1" x 8'6" (4 x 2.6)

Original feature fireplace, radiator, UPVC window.

Morning Room

10'9" x 8'10" (3.3 x 2.7)

Original feature fireplace, original tiled flooring, radiator, UPVC window.

Kitchen

9'2"x 7'6" (2.8x 2.3)

Range of fitted wall and base units, , original tiled flooring, plumbing for washing machine, gas cooker, stainless steel sink and drainer, Valliant combi boiler, shelved pantry cupboard.

Landing

Laminate flooring, radiator.

Bedroom 1

14'5" x 9'10" (4.4 x 3.00)

UPVC splay bay window, radiator, fireplace.

Bedroom 2

13'1" x 11'1" (4 x 3.4)

UPVC window, radiator, original feature fireplace.

Bedroom 3

8'2" x 7'10" (2.5 x 2.4)

UPVC windowm wooden floor, radiator.

Bedroom 4

11'9" x 9'2" (3.6 x 2.8)

UPVC window, radiator.

Family Bathroom

Pedestal wash basin, low level w/c, shower over bath, part tiled walls, tiled floor.

Courtyard

Courtyard to rear.

