

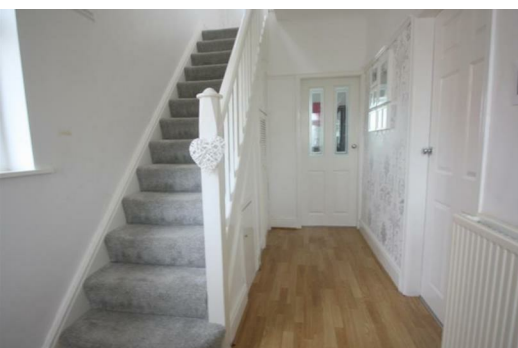


80 Brooke Road West, Liverpool, Merseyside L22 2BQ

£204,950

BERKELEY SHAW are pleased to offer this BEAUTIFULLY presented home within close proximity of the foreshore, local to amenities and in the catchment area of several popular schools. The property has been fully REFURBISHED by the current owners and comprises: entrance hall, lounge, rear dining room with open access to kitchen, conservatory. To the first floor are three bedrooms and a family bathroom.

The property benefits from a well established SOUTH FACING garden with feature decking area.



Porch

UPVC double glazed door, laminate floor.

Hallway

UPVC double glazed feature lead light door, UPVC double glazed lead light side window, UPVC double glazed frosted side window, meter cupboard, radiator, under stairs storage, laminate floor, stairs to first floor.

Lounge

12'5" x 11'5" (3.8 x 3.5)

UPVC double glazed splay bay window to front with lead light transoms, radiator.

Dining Room

12'5" x 11'5" (3.8 x 3.5)

Radiator, hole in wall fireplace with coal effect gas fire, wood effect laminate floor, door to conservatory.

Conservatory

14'9" x 8'10" (4.5 x 2.7)

UPVC double glazed windows with UPVC double glazed patio doors to garden, wood effect laminate floor, radiator.

Kitchen

18'8" x 12'9" (5.7 x 3.9)

UPVC double glazed window to rear, range of wall and base units, stainless steel sink with mixer tap and drainer, integrated Belling gas oven with stainless steel hob, stainless steel extractor fan, plumbing for washing machine, plumbing for dishwasher, space for American style fridge/freezer, wood effect laminate flooring, open to dining room.

Landing

UPVC double glazed frosted window with lead light transom, loft access.

Master Bedroom

13'1" x 9'2" (4.0 x 2.8)

UPVC double glazed window to rear, radiator, airing cupboard, range of fitted wardrobes.

Bedroom 2

12'5" x 11'5" (3.8 x 3.5)

UPVC double glazed splay bay window to front, radiator, range of fitted wardrobes, inset lighting.

Bedroom 3

7'10" x 6'6" (2.4 x 2.0)

UPVC double glazed window to front, radiator.

Bathroom

6'6" x 6'2" (2.00 x 1.9)

UPVC double glazed frosted window to rear, panelled bath, mixer tap with shower attachment and shower screen, pedestal wash basin with mixer tap, low level w/c, stainless steel heated ladder towel rail, fully tiled wall, tiled floor, inset lighting.

Gardens

South Facing Rear garden- laid to lawn, established borders with shrubs and trees, patio area, decking of rear garden. Front Garden- laid to lawn, driveway.

