



12 St. Marys Road, Liverpool, Merseyside L22 3XX

Asking Price £229,950

BERKELEY SHAW are pleased to present this 4 BED DETACHED property in WATERLOO conveniently located within short walking distance of South Road, and local parks and other amenities.

This WELL PRESENTED accommodation, which benefits from central heating and double glazing, comprises of hallway, Lounge, Dining Room, Morning Room, Kitchen and Utility Room/WC, to the ground floor. To the first floor there are 3 bedrooms, and a family bathroom. To the 2nd floor there is another bedroom

The rear garden is laid to lawn with patio area. To the front there is a driveway with access to garage.

This is an excellent property, recently refurbished in parts and an ideal family home.

Please call us now to arrange your early viewing.



Porch

5'10" x 3'7" (1.8 x 1.1)

Double glazed UPVC windows 1/2 glazed door and laminate flooring

Hall

14'9" x 7'2" (4.5 x 2.2)

UPVC frosted double glazed windows, radiator, Meter cupboards, under stairs storage and plate rail

Utility Room

15'8" x 3'11" (4.8 x 1.2)

with low level WC, wash hand basin, plumbed for washing machine and access to rear garden

Dining Room

15'5" x 11'9" (4.7 x 3.6)

UPVC double glazed splay bay window to front, radiator, contemporary log effect electric fire set in fire surround, picture rail

Lounge

12'9" x 11'9" (3.9 x 3.6)

UPVC double glazed French Door to rear garden with full length windows overlooking rear garden, Mahogany fire surround with marble inset and hearth with gas fire

Morning Room

8'10" x 7'10" (2.7 x 2.4)

UPVC double glazed window to side, radiator and tiled effect laminate flooring

Kitchen

9'10" x 7'6" (3.0 x 2.3)

UPVC double glazed window to rear and door to side, range of wall and base units, 1 1/2 bowl moldered sink with mixer tap, gas cooker point, UPVC clad ceiling with inset lights, chimney style extractor fan, radiator and tile effect laminate flooring

Landing

UPVC double glazed window to side and stairs to 2nd floor

Bedroom 1

14'9" x 11'9" (4.5 x 3.6)

UPVC double glazed splay bay window to front, radiator

Bedroom 2

13'1" x 11'9" (4.0 x 3.6)

UPVC double glazed window built in stroage cupboard and radiator

Bedroom 3

7'10" x 7'6" (2.4 x 2.3)

UPVC double glazed window to front, radiator

Family Bathroom

7'2" x 6'10" (2.2 x 2.1)

UPVC double glazed frosted window Paneled bath with mains shower over, vanity sink unit with mono-block tap, low level WC, radiator, laminate flooring and tile effect walls. Storage cupboard housing Worcester boiler.

Loft Bedroom

15'1" x 8'2" (4.6 x 2.5)

3 Velux window and access to loft storage

Garage

with Light and water

Front Garden

Block paved drive leading to garage

Rear Garden

With Patio with pergola over, laid to lawn, borders and shrubs

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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