



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

£189,995

BERKELEY SHAW are pleased to present this 3 BED semi detached property in WATERLOO conveniently located within short walking distance of South Road, and local parks and other amenities.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, Lounge, Dining Room, and kitchen/diner, to the ground floor. To the first floor there are 3 bedrooms, and a family bathroom.

The rear garden is flagged.

Following a small scheme of refurbishment, this property is well suited to a family or first time buyer.

Please call us now to arrange your early viewing.



Porch

UPVC door and windows, laminate floor

Hall

14'9" x 5'10" (4.5 x 1.8)

wooden door with surrounding original lead framed windows, radiator, gas and electric meter cupboards

Living Room

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

UPVC double glazed window, radiator, gas fire with wooden surround

Dining Room

12'5" x 10'9" (3.8 x 3.3)

UPVC double glazed window, radiator, gas fire with stone surround

Kitchen

18'4" x 7'6" (5.6 x 2.3)

range of wall and base units, stainless steel sink with double draining board, gas hob and oven, plumbing for washing machine, space for tumble dryer and fridge freezer, UPVC windows x 2, UPVC door opening to rear garden

Stairs to first floor

original lead window

Bedroom 1

13'5" x 9'10" (4.1 x 3)

UPVC double glazed window, radiator, built in storage cupboards

Bedroom 2

10'9" x 9'2" (3.3 x 2.8)

UPVC double glazed window, radiator, built in storage cupboards housing Worcester boiler

Bedroom 3

7'10" x 6'6" (2.4 x 2)

UPVC double glazed window, radiator

Bathroom

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

low level wc, sink with vanity unit, bath with overhead shower, tiled walls, vinyl floor, UPVC double glazed window, radiator

Outside

The front is block paved, the rear garden is paved with trees and shrubs and a brick built shed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		62
(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		74
(81-91) B		
(69-80) C		56
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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First Floor

