

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



# 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 bolier

# Bedroom 3

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

UPVC double glazed window, radiator

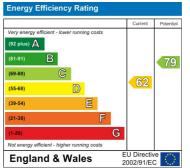
### Bathroom

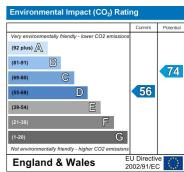
7'2" x 6'6" (2.2 x 2)

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.





14 St Mary's Road





First Floor





