



48 Ronaldsway, Liverpool, Merseyside L23 9XX

Asking Price £150,000

Do you want to live in an area which has Good Schools and is accessible to the Seafront, Southport and within easy commute to Liverpool and the Motorway networks?

BERKELEY SHAW are pleased to present this 3 BEDROOM extended semi detached property in Thornton, which is in need of modernisation throughout. This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, 2 reception rooms, kitchen, Utility to the ground floor. To the first floor there are 3 bedrooms, a family bathroom and WC.

The rear garden is laid to lawn with plants, shrubs, and patio area. There is also a garage. The property is well suited to a family, first time buyer or investor alike.

Please call us now to arrange your early viewing.



Hall

15'8" x 5'10" (4.8 x 1.8)

wooden framed double glazed window with frosted glass, radiator, meter cupboard

Reception Room 1

13'1" x 12'1" (4. x 3.7)

wooden framed double glazed window, radiator, coal fire with fireplace

Reception Room 2

19'8" x 11'1" (6 x 3.4)

wooden framed double glazed window, radiator, gas fire with surround, hatch through to the kitchen

Kitchen

14'9" x 6'10" (4.5 x 2.1)

range of wall and base units, stainless steel sink with mixer tap, space for gas cooker and fridge freezer, tiles walls, vinyl flooring, door leading to utility room and garage

Utility Room

stainless steel sink, plumbing for washing machine, space for tumble dryer

Garage

Stairs to first floor

wooden framed double glazed window

Bedroom 1

14'2" x 11'5" (4.32 x 3.5)

wooden framed double glazed window, radiator, wooden floor

Bedroom 2

12'9" x 10'2" (3.9 x 3.1)

wooden framed double glazed window, radiator, built in wardrobes, wooden floor

Bedroom 3

7'6" x 6'2" (2.3 x 1.9)

wooden framed double glazed window, combi boiler, vinyl floor

WC

wooden framed double glazed frosted window, low level wc

Bathroom

7'6" x 6'2" (2.3 x 1.9)

bath with overhead Triton shower, sink, wooden framed double glazed frosted window, radiator

Outside

To the front of the property there is a driveway, paved area and shrubs.

To the rear of the property there is a paved area, lawn, trees and shrubs and shed

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

48 Ronaldsway

