



## 22 Arundel Street, Liverpool, Merseyside L4 3RS

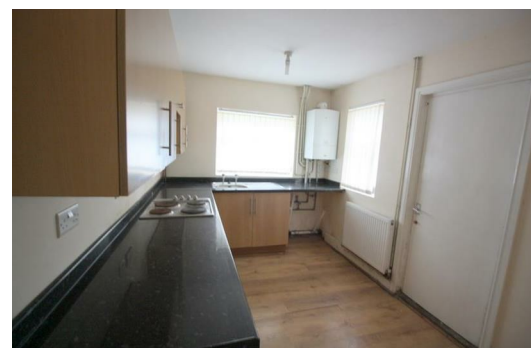
**Asking Price £57,000**

Berkeley Shaw Sales & Lettings are pleased to offer this 2 BEDROOM MID TERRACE property in the convenient residential location of Walton.

The property comprises of hallway, lounge, dining room, and kitchen to the ground floor. To the first floor there are two bedrooms, and a large family bathroom.

Following a scheme of refurbishment the property would be suitable for a family, investor or first time buyer alike.

Viewings are strictly by appointment with the offices of Berkeley Shaw on 0151 924 6000.



Porch

UPVC double glazed door to front

Hall

With radiator

Front Lounge

13'9" x 11'9" (4.2 x 3.6)

UPVC double glazed splay bay window to front built in storage cupboards housing the gas and electric meters

Dining Room

12'1" x 12'1" (3.7 x 3.7)

UPVC double glazed window to rear, radiator and wood fire surround with electric fire

Kitchen

11'5" x 7'10" (3.5 x 2.4)

UPVC double glazed windows, range of wall and base units, radiator, Worcester boiler single stainless steel sink unit and electric hob and cooker

Bedroom 1

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

UPVC double glazed windows to front radiator

Bedroom 2

12'1" x 10'2" (3.7 x 3.1)

UPVC double glazed window to rear radiator

Family Bathroom

11'5" x 7'10" (3.5 x 2.4)

UPVC double glazed frosted window paneled bath with shower over low level WC and pedestal wash hand basin

Outside

Courtyard to rear and small front garden with 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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