



46 Ronaldsway, Liverpool, Merseyside L23 9XX

Asking Price £160,000

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 semi detached property in Thornton, which is in need of some refurbishment.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, 2 reception rooms, and kitchen, to the first floor. To the first floor there are 3 bedrooms, a 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.



Porch

UPVC frosted windows to side and front and half glazed front door

Hall

16'0" x 5'10" (4.9 x 1.8)

Unique porthole window to side, radiator, laminate flooring meter cupboard and under stairs storage

Front Lounge

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

UPVC double glazed splay bay window to front, radiator, feature fire surround with marble hearth and inset cast iron cola effect gas fire, laminate flooring

Rear Dining Room

13'9" x 11'5" (4.2 x 3.5)

UPVC double glazed window to rear, radiator and laminate flooring

Kitchen

13'9" x 6'10" (4.2 x 2.1)

UPVC double glazed window to rear and half glazed UPVC door to side, range of wall and base units with electric hob and oven with chimney style extractor fan above, integrated dish washer, inset lighting, part tiled walls and tiled flooring

Landing

Arched window to side, access to loft and laminate flooring

Bedroom 1

13'9" x 9'10" (4.2 x 3)

UPVC double glazed splay bay window to front, radiator, range of fitted wardrobes and laminate flooring

Bedroom 2

13'1" x 11'5" (4 x 3.5)

UPVC double glazed window to rear, radiator, built in storage cupboard housing central heating boiler, laminate flooring

Bedroom 3

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

UPVC double glazed window to front, radiator and laminate flooring

Bathroom

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

UPVC frosted double glazed window to side, paneled bath and pedestal wash hand basin

W/C

Separate WC with frosted UPVC double glazed window to side and low level WC

Garage

Single Garage behind wooden gates

Front & Rear Gardens

To the front of the property there is a paved drive with parking for several cars, lawn and flower borders. To the rear of the property there is a paved patio area, lawn area, plants and shrubs and a shed

