



## 18 Blisworth Street, Liverpool, Merseyside L21 8JF

**Offers In Excess Of £50,000**

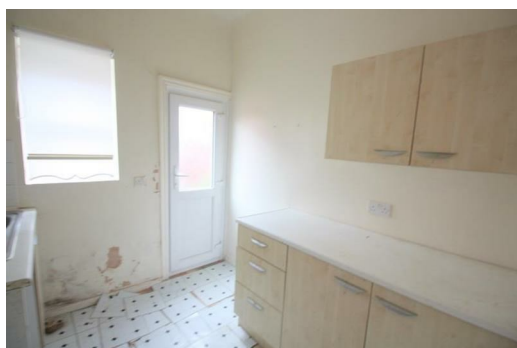
Berkeley Shaw are pleased to present this 3 Bedroom mid-terrace for sale.

Located in the popular residential area of Litherland, following a scheme of refurbishment this property would be suitable to a range of purchasers including, families, first time buyers or investors alike.

To the ground floor there is a hallway, two reception rooms and a kitchen. To the first floor there are 3 bedrooms and a family bathroom.

Externally and to the rear there is a yard.

Viewings are arranged via the offices of Berkeley Shaw on 0151 924 6000



**Hall**  
UPVC door to front radiator and meter cupboard

**Front Lounge**  
13'9" x 12'1" (4.2 x 3.7)  
UPVC double glazed splay bay window to front wall  
mounted gas fire built in meter cupboard

**Dining Room**  
11'5" x 10'9" (3.5 x 3.3)  
UPVC double glazed window to rear radiator and wall  
mounted gas fire

**Kitchen**  
7'10" x 7'6" (2.4 x 2.3)  
UPVC double glazed door to rear radiator, range of wall and  
base units single drainer stainless steel sink unit and  
electric cooker point

**Bedroom 1**  
11'9" x 10'9" (3.6 x 3.3)  
UPVC double glazed window to front wall mounted heater

**Bedroom 2**  
11'5" x 11'1" (3.5 x 3.4)  
UPVC double glazed window to rear wall mounted heater  
built in storage cupboard housing boiler

**Bedroom 3**  
8'10" x 7'2" (2.7 x 2.2)  
UPVC double glazed window to front radiator

**Family Bathroom**  
8'10" x 7'2" (2.7 x 2.2)  
UPVC frosted double glazed window to rear panel bath,  
low level WC pedestal wash hand basin

**Outside**  
Rear walled courtyard and small walled garden to front

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		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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