



15 Mount Street, Liverpool, Merseyside L22 5NN

Offers In Excess Of £134,950

Berkeley Shaw present a 3 BED mid terraced property conveniently located in the prime catchment area of Waterloo for local schools, within walking distance of Waterloo marina, local shopping and transport links.

This well proportioned accommodation benefits from central heating and full double glazing. The property comprises of entrance hall, two reception rooms (through lounge), and a kitchen to the ground floor. To the first floor there are three bedrooms and a large family bathroom. Pull down loft ladder to loft room (Storage).

There is a yard to the rear.

Viewing is highly recommended.



Front Exterior

Small walled boundary with tiled step

Hall

15'1" x 4'7" (4.6 x 1.4)

UPVC frosted double glazed door to front, radiator, meter cupboard housing smart meters and laminate flooring

Lounge

10'5" x 14'5" (3.2 x 4.4)

UPVC double glazed splay bay window to front, radiator, laminate flooring, inset marble fire surround with coal effect gas fire. Open to Dining Room

Dining Room

12'9" x 11'5" (3.9 x 3.5)

UPVC double glazed french doors to rear, electric fire inset, radiator and laminate flooring

Kitchen

12'9" x 9'6" (3.9 x 2.9)

UPVC double glazed door to rear, range of wall and base units, gas cooker point, stainless steel chimney style cooker hood, 1 and 1/2 bowl stainless steel sink with mixer tap, plumbed for washing machine, Vaillant combi boiler, radiator and UPVC clad ceiling with contemporary lighting

Landing

Stairs to hallway and access to all rooms

Bedroom 1

11'9" x 10'9" (3.6 x 3.3)

UPVC double glazed window to rear, radiator, built in storage and laminate flooring

Bedroom 2

11'9" x 10'5" (3.6 x 3.2)

UPVC double glazed window to front, radiator and laminate flooring

Bedroom 3

5'2" x 8'7" (1.579 x 2.637)

Double glazed window, radiator and laminate floor

Family Bathroom

12'9" x 9'6" (3.9 x 2.9)

2 UPVC frosted double glazed windows, paneled bath with

electric shower over, contemporary vanity sink unit, low level WC, radiator and towel rail

Loft Room

14'9" x 11'5" (4.5 x 3.5)

UPVC double glazed windows to rear, split level flooring and electric wall heater access via loft ladder from landing

Outside

To the front of the property there is a small wall enclosing the front and an open porch. To the rear of the property there is a rear courtyard with sleeper planted borders and rear access

