



## 48 Beach Road, Liverpool, Merseyside L21 2PG

Asking Price £155,000

An opportunity to acquire a delightful DOUBLE FRONTED 3 BEDROOM mid-terrace property conveniently located to the amenities and transport links of Litherland.

This well presented accommodation which benefits from central heating and double glazing comprises of entrance hall, two reception rooms, and kitchen, to the ground floor. To the first floor there are THREE bedrooms and bathroom.

There are gardens laid to lawn at the rear, and the front driveway is suitable for 3 cars including access to a Garage.

This property is well suited to a family and viewing is highly recommended.



## Hall

With UPVC frosted double glazed window to front and half glazed UPVC door, tiled flooring and alarm controls

## Living Room

17'4" x 11'5" (5.3 x 3.5)

UPVC double glazed window to front and French doors to rear, radiator, stone fire surround and hearth with coal effect remote controlled gas fire, built in storage cupboard and laminate flooring

## Dining Room

11'9" x 10'2" (3.6 x 3.1)

UPVC double glazed window to front, radiator, tiled floor, feature brick built fire surround and built in storage cupboard, tiled flooring access to Kitchen

## Kitchen

11'9" x 8'10" (3.6 x 2.7)

UPVC double glazed window to rear and half glazed door to rear garden, range of wall and base units with integrated fridge, freezer, and dish washer, Range with 5 ring gas hob and electric oven with chimney style extractor fan above, plumbed for washing machine and tiled flooring.

## Utility Room

UPVC frosted window to rear Worcester central heating boiler, shelving and space and vent for Tumble Dryer

## Landing

UPVC double glazed window to rear, radiator and access to loft which we are informed by the vendor is boarded and has under eaves storage built in

## Bedroom 1

17'0" x 9'10" (5.2 x 3)

UPVC double glazed window to front and French doors with Juliette balcony overlooking the rear overlooking rear garden, radiator and range of fitted wardrobes

## Bedroom 2

11'5" x 9'2" (3.5 x 2.8)

UPVC double glazed windows to rear and side, 2 radiators

## Bedroom 3

8'10" x 8'2" (2.7 x 2.5)

UPVC double glazed window to front, radiator and laminate flooring

## Family Bathroom

9'2" x 4'11" (2.8 x 1.5)

UPVC double glazed frosted window to front, panel bath, pedestal wash hand basin, low level WC, ladder radiator and tiled walls and floor

## Garage

Single garage accessed from drive, electric up and over door, power and light, loft storage space and UPVC double glazed frosted window to side and half glazed door

## Gardens

To the front of the property the drive has parking for 3 vehicles a variety of shrubs providing privacy, access to the garage. To the rear of the property there is an Indian stone patio area with dwarf walls and steps up to a raised lawn area and a variety of shrubs, outside water tap and lighting

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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

