



## 22 The Avenue, Liverpool, Merseyside L36 7SD

**£149,950**

Berkeley Shaw are pleased to present this 3 BED SEMI DETACHED PROPERTY in the heart of the popular residential area of Huyton.

The property, which is in need of refurbishment, comprises a; lounge, conservatory, kitchen/Diner, and WC to the ground floor. To the first floor, there are 3 bedrooms and a family bathroom.

Externally there is a driveway, suitable for a couple of vehicles, which leads to a garage. The front and rear gardens are laid to lawn.

This property is in need of refurbishment and early viewings are recommended.

Contact us on 0151 924 6000 in order to view by appointment.

Hardwood porch door, double glazed windows

Radiator, understairs storage area, stairs to first floor.

17'8" x 9'2" (5.4 x 2.8 )

Double glazed window x 2 to rear, range of base units, one and half ceramic sink with mixer tap, space for cooker, plumbing for washing machine, part tiled walls, UPVC double glazed rear door to garden.

UPVC double glazed frosted window to side, low level W/C,  
wall mounted washbasin.

24'7" x 12'5" (7.5 x 3.8)

UPVC double glazed bay window, feature cast iron fireplace. tiled inset, open fire with tiled hearth, laminate floor, double glazed window and door to Sun Room.

Glazed window, door to garden.

Double glazed window to side, loft access

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

Double glazed bay window to front, tiled open fire, picture rail, radiator.

13'1" x 10'5" (4.0 x 3.2)

Double glazed window to rear, cast iron fire, radiator.

7'2" x 6'10" (2.2 x 2.1)

Double glazed window to front, radiator.

7'2" x 7'2" (2.2 x 2.2)


Double glazed frosted window to rear, P shaped panelled bath with shower and shower screen, pedestal washbasin. low level W/C, chrome ladder towel rail, part tiled walls.


## Rear Garden

Laid to lawn, paved drive allowing parking for several cars.

## Garage

Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		57	76
<b>Not energy efficient - higher running costs</b>			

**England & Wales** EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		<p>58</p>	<p>78</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

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