



## 74 Runnells Lane, Liverpool, Merseyside L23 1TR

£172,950

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 lovely 3 BEDROOM semi detached property in Thornton.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, 2 reception rooms, conservatory and kitchen, to the ground floor. To the first floor there are 3 bedrooms, a family bathroom and WC. The property was rewired in 2013 and a Worcester boiler installed in 2014.

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

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

UPVC double glazed door and windows

## Hall

10'5" x 6'10" (3.2 x 2.1)

UPVC double glazed window, radiator, gas and electric meter cupboard, parquet flooring

## Reception Room 1

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

UPVC double glazed window, radiator

## Reception Room 2

13'9" x 11'9" (4.2 x 3.6)

UPVC double glazed patio doors leading to conservatory, radiator, electric fire with surround

## Conservatory

8'10" x 8'6" (2.7 x 2.6)

UPVC double glazed windows and patio door, radiator

## Kitchen

10'2" x 6'10" (3.1 x 2.1)

Range of wall and base units, electric oven with extractor fan, induction hob, composite sink with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge freezer, combi boiler, pantry, vinyl flooring, UPVC double glazed window, door leading to rear garden and garage

## Landing

UPVC double glazed window

## Master Bedroom

11'1" x 11'1" (3.4 x 3.4)

UPVC double glazed window, radiator, storage cupboard

## Bedroom 2

10'9" x 9'6" (3.3 x 2.9)

UPVC double glazed window, radiator

## Bedroom 3

9'6" x 7'2" (2.9 x 2.2)

UPVC double glazed window, radiator

## W.C.

Low level wc, UPVC double glazed window, vinyl flooring

## Bathroom

7'2" x 4'7" (2.2 x 1.4)

Bath with electric shower overhead, sink, radiator, UPVC double glazed window, vinyl flooring

## Outside

To the front there are a range of plants and shrubs

To the rear there is a patio area, lawn, a range of trees and shrubs, she'd, outhouse and greenhouse.

To the side there is parking and a garage

