



10 Ranelagh Avenue, Liverpool, Merseyside L21 2PR

Asking Price £149,950

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.

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



Hall

6'2" x 4'7" (1.9 x 1.4)

UPVC double glazed front door, radiator, alarm system, tiled floor, stairs to first floor.

Lounge

16'8" x 11'9" (5.1 x 3.6)

UPVC double glazed window to front and rear, feature wooden fire surround, cast iron inset with coal effect gas fire, tiled hearth, dado rail, electric meter cupboard, laminate floor, radiator.

Dining Room

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

UPVC double glazed window to front, wall mounted gas fire, gas meter cupboard, laminate flooring, radiator with decorative cover.

Kitchen

11'5" x 8'10" (3.5 x 2.7)

UPVC double glazed window to rear, range of high and low units, inset granite one and half sink with mixer tap, inset stove 5 gas ring gas hob, extractor over, inset stoves double gas oven with electric grill, space for fridge, space for freezer, plumbing for washing machine, part tiled walls, tiled floor.

Understairs cupboard

Valiant boiler, shelving

Landing

Bedroom 1

17'0" x 11'9" (5.2 x 3.6)

UPVC double glazed window to front, inset lights, laminate floor, radiator

Bedroom 2

12'9" x 10'5" (3.9 x 3.2)

UPVC double glazed window to rear, laminate floor, radiator.

Bedroom 3

8'6" x 8'2" (2.6 x 2.5)

UPVC double glazed window to front, range of fitted wardrobes and drawers, laminate floor, radiator.

Bathroom

9'2" x 4'7" (2.8 x 1.4)

UPVC double glazed frosted window to front, panelled bath, pedestal wash basin, low level W/C, shower cubicle with mains shower, chrome style ladder towel rail, inset light, part tiled walls, tiled floor.

Rear Garden

Laid to lawn, patio area, outside tap, electric sockets, sheds, access to front.

Front Garden

Walled garden with block paving.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		80
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D	54	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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