



45 Leopold Road, Liverpool, Merseyside L22 6QY

Offers In Excess Of £200,000

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 Brighton-Le-Sands.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, lounge and kitchen/diner to the ground floor. To the first floor there are 3 bedrooms and a family bathroom.

The rear garden is laid to lawn with plants, shrubs, and decking. The property is well suited to a family, first time buyer or investor alike.

Please call us now to arrange your early viewing.



Porch

Open Porch with tiled floor and shelving

Hall

UPVC double glazed window to side, radiator and under stairs cupboard

Front Lounge

11'3" x 13'10" (3.43 x 4.22)

UPVC double glazed splay bay window to front, radiator and fire place recess

Kitchen Diner

17'7" x 13'5" (5.38 x 4.11)

UPVC double glazed windows to rear and double glazed French Doors to rear, radiator, range of base units incorporating Belfast sink with mixer tap, gas hob, oven and part tiled walls. Open to Dining area which overlooks the rear garden.

Landing

With access to bedrooms and family bathroom

Bedroom 1

10'4" x 14'7" (3.15 x 4.47)

UPVC double glazed splay bay window, radiator and cast iron fire place and stripped pine flooring

Bedroom 2

13'6" x 11'3" (4.14 x 3.43)

UPVC double glazed window to rear, radiator

Bedroom 3

8'5" x 7'1" (2.59 x 2.18)

UPVC double glazed window to front, radiator and built in storage housing central heating boiler

Family Bathroom

UPVC frosted double glazed window to rear, double ended paneled bath with glass shower screen and shower over, low level WC, pedestal wash hand basin with mirrored cabinet above, part tiled walls and tiled floor

Outside

The front is black paved providing off road parking and to the rear there is a garden laid to lawn with shrubs to borders and decking

