



38 Whitemeadow Drive, Liverpool, Merseyside L23 9UW

£129,950

Berkeley Shaw are pleased to present a 3 BED End Terrace property in the residential area of Thornton, close to all local amenities and transport links. The property is in need of modernization.

The accommodation benefits from double glazing and gas central heating. The property comprises of hallway, lounge, dining room, kitchen, covered side passage with access to two storage cupboards and WC on the ground floor. To the first floor there is a landing, three bedrooms and wet room.

The rear garden is laid to lawn with a patio area and planted borders. The front garden is laid to lawn with flower bed and Off road parking.

VIEWING IS HIGHLY RECOMMENDED - NO CHAIN



Front Exterior

Front garden with lawn and off road parking

Hallway

10'10" x 7'4" (3.32 x 2.25)

Double glazed frosted window to front, radiator and meter cupboard

Lounge

10'10" x 16'0" (3.32 x 4.90)

Double glazed window to rear, radiator and marble fire surround with coal effect gas fire, built in storage cupboard

Dining Room

8'3" x 10'2" (2.53 x 3.12)

Double glazed window to rear, radiator

Kitchen

8'3" x 13'3" (2.54 x 4.06)

Double glazed window to front, stainless steel double drainer sink, range of wall and base units, gas cooker point, under stairs alcove plumbed for washing machine. Access to covered walkway which leads to brick built WC and storage

Landing

Double glazed window to front and access to loft which we believe has power

Bedroom 1

15'6" x 9'8" (4.73 x 2.97)

Double glazed window to rear, radiator and a range of fitted wardrobes

Bedroom 2

8'3" x 12'4" (2.53 x 3.78)

Double glazed window to rear, radiator and built in cupboard housing Worcester Combi boiler

Bedroom 3

10'10" x 8'1" (3.32 x 2.48)

Double glazed window to front, radiator and built in cupboard

Wet Room

8'2" x 5'0" (2.49 x 1.53)

Double glazed frosted window to side, electric shower,

wall mounted wash hand basin, low level WC, radiator and fully tiled walls

Internal side passage

Leading off the kitchen covered walkway with access to brick built outhouses and WC. Access to front and rear gardens

External W.C

Off internal side passage

Rear Garden

Laid to lawn with shrubs trees and patio area

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		82	(92 plus) A		78
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C	64	
(55-68) D			(55-68) D		
(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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

