



4 Great Georges Road, Liverpool, Merseyside L22 5QN

£164,950

Do you want to live in an area which is near to the Seafront and within easy commute to Liverpool and the Motorway networks?

BERKELEY SHAW are pleased to present this 3 BEDROOM MEWS property in Waterloo conveniently located within walking distance of Crosby Marina and the Beach.

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

The rear has a patio area and there is also a garage. The property is well suited to a family, first time buyers or last time buyers, following a scheme of minor upgrading.

Please call us now to arrange your early viewing.



Vestibule

UPVC half glazed front door

Downstairs cloakroom

UPVC double glazed frosted window, low level W/C, wall mounted washbasin, glazed door to :

Hall

Radiator, stairs to first floor.

kitchen

13'9" x 10'5" (4.2 x 3.2)

UPVC double glazed georgian style window to front, range of high and low level units, double stainless steel sink, mixer tap with drainer, integrated New World gas oven, integrated New World gas hob, stainless steel extractor fan, space for washing machine, dishwasher and fridge/freezer, wall mounted Worcester boiler, part tiled walls, tiled floor.

Lounge

19'4" x 15'8" (5.9 x 4.8)

Window to rear, fire surround with tiled inset and tiled hearth, radiator x 2, UPVC patio door to conservatory

Conservatory

UPVC double glazed windows, UPVC double glazed patio doors to rear.

Landing

Loft access

Bedroom 1

15'8" x 10'2" (4.8 x 3.1)

UPVC double glazed georgian window to front, radiator, UPVC double glazed patio doors to balcony.

Bedroom 2

13'1" x 7'2" (4.0 x 2.2)

UOVC duple glazed georgian window to rear, radiator.

Bedroom 3

16'4" x 8'2" (5.0 x 2.5)

UPVC double glazed georgian window to rear, radiator.

Bathroom

Corner bath, electric shower over, pedestal wash basin, low level W/C, fitted cupboard, part tiled walls.

Garage

Rear Garden

Patio area, access to rear.

Front Garden

Area with chipped slate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	81	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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