



## 21 Parkfield Road, Liverpool, Merseyside L22 4RH

**£145,000**

Berkeley Shaw are pleased to present a 3 BED Mid Terrace property in the Popular residential area of Waterloo, close to all local amenities and transport links.

The accommodation benefits from double glazing and gas central heating The property comprises of hallway, lounge, dining room, kitchen on the ground floor. To the first floor there is a landing, three bedrooms and shower room.

The rear garden is large paved patio area and stoned/ planted boarder. The front garden has walled boundaries and paved path to entrance door

**VIEWING IS HIGHLY RECOMMENDED - NO CHAIN**





## Hall

5'10" x 2'7" (1.8 x 0.8)

UPVC double glazed door with lead light window, meter cupboard, radiator, stripped floor boards, stairs to first floor.

## Front Entertaining Room

12'9" x 12'1" (3.9 x 3.7)

UPVC double glazed box bay window with lead light and transom windows, fire surround with inset coal effect gas fire and hearth, picture rail, radiator, stripped floor boards.

## Rear Entertaining Room

13'5" x 11'1" (4.1 x 3.4)

UPVC double glazed patio doors to rear garden, wooden fire surround with inset dimplex pebble effect electric fire, tiled hearth, picture rail, radiator, stripped floor boards.

## Kitchen

12'9" x 6'10" (3.9 x 2.1)

UPVC double glazed window to rear, UPVC double glazed rear door to rear. range of wall and base units, stainless steel sink with mixer tap and drainer, space for fridge, plumbing for washing machine, radiator, understairs storage, tiled floor.

## landing

Picture rail, loft access

## Bedroom 1

12'1" x 11'1" (3.7 x 3.4)

UPVC double glazed window to front, picture rail, radiator, stripped floor boards.

## Bedroom 2

11'5" x 11'5" (3.5 x 3.5)

UPVC double glazed window to rear, picture rail, wall mounted Vaillant boiler, radiator, stripped floor boards.

## Bedroom 3

7'6" x 9'2" (2.3 x 2.8)

UPVC double glazed window to front, picture rail, radiator, stripped floor boards.

## Shower Room

6'10" x 5'10" (2.1 x 1.8)

UPVC double glazed frosted windows x 2 to rear, pedestal

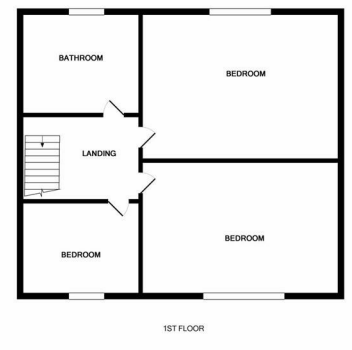
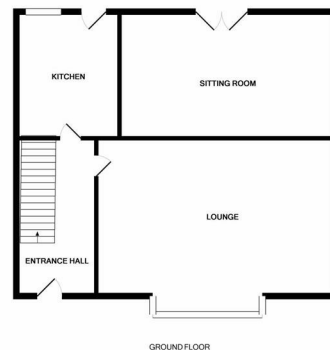
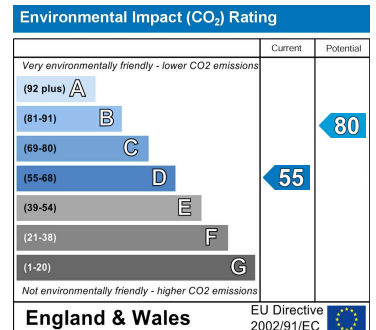
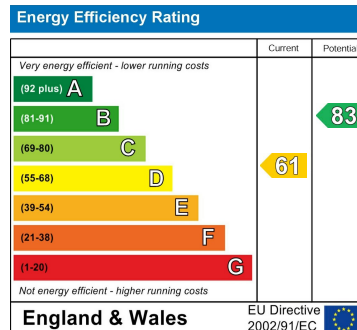
wash basin, low level W/C, double shower cubicle with mains shower, ladder style radiator, part tiled walls, part UPVC wall cladding, tiled floor.

## Rear Garden

Pebbled and flagged area, patio area, variety of bushes, access to rear leading to Kingswood Avenue.

## Front Garden

Blocked paved area.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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