



29 Brooklands Avenue, Liverpool, Merseyside L22 3XY

£169,950

Berkeley Shaw are pleased to present this FULLY REFURBISHED 3 BED SEMI DETACHED property in the residential area of Waterloo, close to all local amenities, schools and transport links.

This beautifully presented property comprises of lounge, dining kitchen with integrated electric oven and hob, 3 bedrooms, bathroom including bath with shower over, sink and low level w.c.

Large Rear garden with lawn and decked area. Front is paved with Off road parking and a gated side access leading to the rear.

This property benefits from Double Glazing, Central Heating, NO CHAIN

EARLY VIEWING IS HIGHLY RECOMMENDED

PLEASE CALL OFFICE TO BOOK AN APPOINTMENT 01519246000



Hall
 13'9" x 6'2" (4.2 x 1.9)
 wooden framed single glazed window, radiator, meter cupboard, laminate floor

Lounge
 11'9" x 11'5" (3.6 x 3.5)
 UPVC double glazed window, radiator, carpet

Kitchen / Diner
 18'10" x 12'10" (5.76 x 3.93)
 UPVC double glazed window, UPVC double glazed patio doors to rear garden, range of wall and base units, stainless steel sink, plumbing for washing machine, electric oven, gas hob, extractor fan, Glow Worm combi boiler housed in cupboard, laminate floor.

Stairs to first floor
 UPVC double glazed window, carpeted on stairs and landing.

Bedroom 1
 12'5" x 10'9" (3.8 x 3.3)
 UPVC double glazed window, radiator, carpet

Bedroom 2
 12'5" x 11'1" (3.8 x 3.4)
 UPVC double glazed window, radiator, carpet

Bedroom 3
 7'2" x 6'6" (2.2 x 2)
 UPVC double glazed window, radiator, carpet

Family Bathroom
 6'6" x 6'6" (2 x 2)
 UPVC double glazed window, low level WC, pedestal sink, bath with mixer taps and shower attachment, overhead shower, chrome towel radiator, part tiled walls, vinyl floor, access through hatch to loft

Front Garden
 Paved driveway with side access to rear garden.

Rear Garden
 Well established garden, laid to lawn, well stocked borders with shrubs, bushes and trees and a wooden shed.

