



38 Victoria Drive, Liverpool, Merseyside L9 8BH

£97,500

Berkeley Shaw Estate Agents are pleased to offer this THREE BEDROOM MID TERRACED property situated off Moss Lane which is close to all local amenities and good transport links. This property is an ideal FIRST TIME BUYER HOME or INVESTMENT PROPERTY.

The accommodation comprises of through lounge/ dining room and fitted kitchen with integrated electric oven and hob. To the first floor there are three bedrooms and a family bathroom. The property benefits from having double glazing and gas central heating.

Externally it has brick built store room and rear yard, Parking on road .

The property is offered with NO CHAIN

Early viewing is recommended



PVC double glazed door, gas and electricity cupboards

Hallway

12'3" x 5'5" (3.741 x 1.672)

Radiator, storage cupboard, staircase to first floor

Lounge

14'4" x 12'3" (4.390 x 3.759)

UPVC double glazed splay bay window to front and radiator

Dining Room

11'5" x 13'7" (3.487 x 4.161)

UPVC Double glazed door to rear courtyard, radiator, coal effect gas fire with marble surround and plinth.

Kitchen

6'2" x 10'10" (1.892 x 3.309)

Double glazed window to rear, range of fitted base and wall units, single drainer sink, Integrated electric Oven and Hob, plumbing for washing machine, tiled floor.

Landing

Staircase and access to loft

Bedroom 1

14'6" x 12'2" (4.421 x 3.710)

UPVC Double glazed splay bay windows, radiator,

Bedroom 2

13'9" x 12'2" (4.195 x 3.712)

UPVC Double glazed window to rear, radiator.

Bedroom 3

7'8" x 5'8" (2.337 x 1.736)

UPVC Double glazed window, radiator,

Bathroom

8'8" x 5'7" (2.653 x 1.719)

UPVC Double glazed frosted windows to rear, radiator, shower cubical with mains mixer shower, paneled bath, low level w.c. pedestal wash hand basin


Brick Built Outhouse


With light and power housing British Gas Boiler,

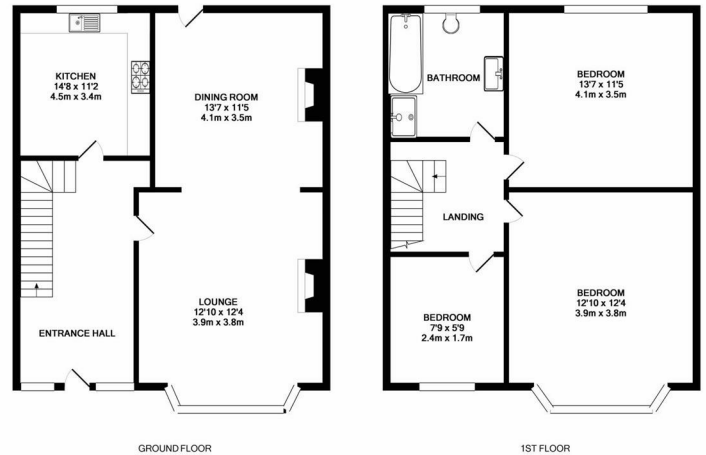
Outside

To the front which is not directly overlooked there is a

quarry tiled path and brick front wall. To the rear of the property there is a walled courtyard access to outhouse and open store.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		64	70
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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