



54 Riverslea Road, Liverpool, L23 6SZ

£175,950

Berkeley Shaw are pleased to offer this 3 Bedroom SEMI- DETACHED property situated in a popular residential area, the property is within easy reach of Blundellsands and Crosby railway station, local schools, the seafront, local shops and local transport facilities.

This well presented family accommodation, which benefits from double glazing and gas central heating offers hall, lounge, dining room open to fitted kitchen. To the first floor there are three bedrooms and a family bathroom. There is a good sized rear garden. NO CHAIN

VIEWING IS HIGHLY RECOMMENDED



Porch

Double glazed with tiled floor.

Hallway

With double radiator, under stairs storage cupboard, security alarm system and built-in meter cupboard.

Lounge

13'0" x 11'4" (3.96 x 3.45)

with double glazed bay window, double radiator, Adams style fire surround with granite inset and hearth, recess lighting.

Dining Room/Kitchen

18'3" x 13'1" (5.56 x 3.99)

with double radiator, laminate wood strip flooring, double glazed patio doors to rear garden, wall and base units, integrated fridge freezer, inset gas hob, electric oven and stainless steel chimney style extractor hood, inset ceramic sink with mixer tap, double glazed window to rear, plumbing for washing machine and part tiled walls.

Landing

With double glazed frosted window.

Bedroom 1

12'9" x 11'0" (3.89 x 3.35)

with double glazed window to front and radiator.

Bedroom 2

13'8" x 11'1" (4.17 x 3.38)

with double glazed window to rear, laminate wood strip flooring, timber fireplace and radiator.

Bedroom 3

8'0" x 6'9" (2.44 x 2.06)

with double glazed window to front, radiator and high level storage cupboards.

Bathroom

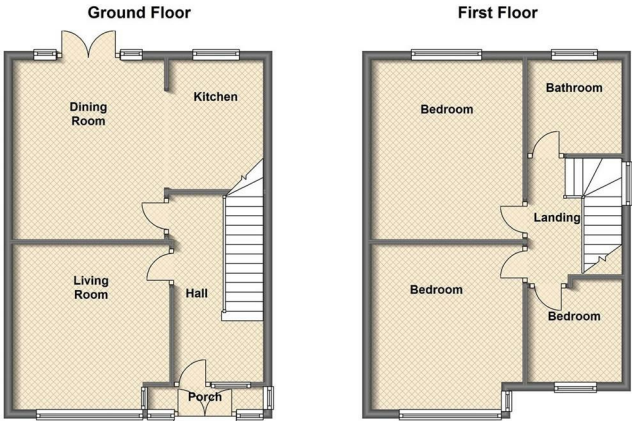
With white suite comprising bath with Mira electric shower fitting, low level wc, pedestal washbasin, double glazed frosted window, part tiled walls, heated ladder towel rail and loft access.

Gardens

Rear lawned garden, flagged patio area, shrubbed areas access to front. Front lawned with access to rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		67
(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		86
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using The Mobile Agent.

