



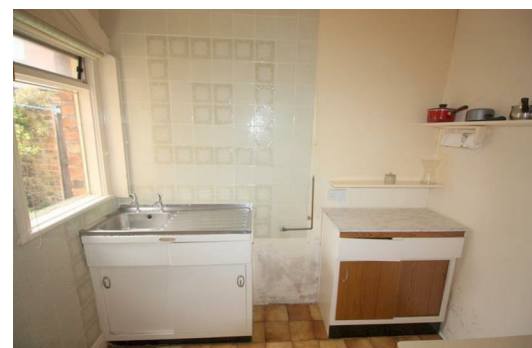
## 32 Cromer Road, Liverpool, Merseyside L17 0AD

£175,000

Berkeley Shaw are delighted to bring to the market this spacious THREE BEDROOM MID TERRACED property. The property is in need of MODERNIZATION Located in the highly desirable area of Aigburth this property is conveniently located within a close proximity of many local facilities and amenities. It sits within the catchment of local primary and secondary schools, and has great transport links the City by both bus and rail networks.

The accommodation briefly comprises of a hallway, lounge dining room, morning room and kitchen. To the first floor you will find three bedrooms and a family bathroom.

Yard to the rear, this property is being sold with NO CHAIN.



## Front Exterior

boundary wall, tiled step

## Hallway

16'2" x 5'2" (4.932 x 1.588)

wooden single glazed original glass door, single glazed windows to side, cupboard housing gas and electric meters

## Lounge

12'1" x 15'4" into bay (3.705 x 4.685 into bay)

original single glazed sash triple bay window, picture rail, tiled fireplace and hearth with electric fire

## First Floor Landing

access to loft via hatch

## Dining Room

14'4" x 9'7" (4.386 x 2.946)

original single glazed french doors, electric fire inset into tiled hearth

## Morning Room

13'8" x 7'10" (4.167 x 2.405)

original single glazed window, tiled fireplace and hearth with electric fire, built in storage cupboard

## Kitchen

8'5" x 5'11" (2.584 x 1.806)

Original single glazed window, stainless steel sink with hot and cold tap, gas point

## Bedroom 1

11'0" x 17'8" (3.355 x 5.401)

original single glazed sash triple bay window, original fireplace

## Bedroom 2

11'9" x 11'1" to wardrobe (3.605 x 3.402 to wardrobe)

original single glazed window, built in wardrobes and cupboard with louvre doors

## Bedroom 3

12'10" x 6'7" (3.921 x 2.031)

original single glazed window

## Bathroom

8'7" x 8'8" into alcove (2.617 x 2.659 into alcove)

WC, bath, pedestal sink with stainless steel taps, electric wall heater, original single glazed frosted louvre window

## Rear Courtyard

Tiled shed, WC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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