



## 4 Shrewsbury Avenue, Liverpool, Merseyside L22 2AS

£177,500

Located in the heart of WATERLOO this 3 BEDROOM SEMI DETACHED FAMILY HOME within walking distance to Crosby village and is in the catchment area of several good local schools.

The property benefits from part double glazing and full gas central heating, the property comprises of: hallway, front lounge, dining room, kitchen to the ground floor. Three bedrooms and family bathroom to the first floor.

There is on road parking to the front of the property, rear gardens with laid lawn, paved patio area, planted borders.

Viewing is Highly Recommended



## Hall

12'7" x 5'11" (3.852 x 1.827)

UPVC double glazed front door with half glazed frosted glass, UPVC double glazed frosted side windows, meter cupboard, under stairs cupboard, dado rail, radiator, stairs to first floor.

## Front Lounge

12'1" x 13'11" (3.692 x 4.245)

UPVC double glazed bay window to front with lead light transoms, fire surround with hearth, inset electric coal effect fire, picture rail, radiator, double glazed doors to dining room.

## Dining Room

11'2" x 12'10" (3.405 x 3.919)

Fire surround with hearth, radiator, french doors to garden.

## Kitchen

6'11" x 12'2" (2.111 x 3.710)

UPVC double glazed window to rear, range of wall and base units with glass display cabinet, one and half stainless steel sink, drainer with mixer tap, inset stainless steel gas hob with stainless steel splash back with extractor fan, integrated electric oven, space for fridge freezer, plumbing for washing machine, inset lights, part tiled walls, storage cupboard housing boiler.

## Landing

UPVC double glazed frosted window to side, picture rail, dado rail.

## Bedroom 1

UPVC double glazed bay window to front with lead light transoms, range of fitted wardrobes, picture rail, laminate flooring, radiator.

## Bedroom 2

UPVC double glazed window to rear, range of fitted wardrobes, picture rail, laminate flooring, radiator.

## Bedroom 3

UPVC double glazed window to front with lead light transom, laminate flooring, picture rail, radiator

## Bathroom

7'1" x 6'11" (2.162 x 2.112)

UPVC double glazed frosted window to rear, panelled bath with Triton electric shower over and shower screen, pedestal wash basin, low level W/C, inset lights, fully tiled walls, radiator, loft access.

## Rear Garden

Laid to lawn, border with bushes, patio area, access to side of property.

## Front Garden

Walled garden, flagged area, borders with established bushes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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