



84 Rosedale Avenue, Liverpool, Merseyside L23 0UQ

£162,000

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 Crosby Village, local schools and local transport facilities.

This well presented family accommodation, which benefits from double glazing and gas central heating offers porch, hall, open plan kitchen/ lounge, dining room, conservatory. 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



Front Exterior

Porch

7'5" x 4'9" (2.276 x 1.456)

UPVC double glazed doors, UPVC double glazed windows, tiled floor

Hallway

13'4" x 8'0" (4.084 x 2.459)

Wooden door to front, UPVC double glazed window, radiator, meter cupboards, laminate floor

Storage Cupboard

under stairs storage cupboard

Reception Room

11'11" x 13'9" (3.641 x 4.192)

UPVC double glazed bay window, radiator, electric fire with surround, carpet

Kitchen open to Rear Reception Room

13'7" x 20'2" (4.153 x 6.168)

range of wall and base units, stainless steel sink with mixer tap, electric oven, gas hob, extractor fan, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, UPVC double glazed window, laminate floor throughout including rear reception room. Rear Reception Room has UPVC double glazed patio doors to conservatory, log burner and radiator.

Conservatory

13'0" x 9'8" (3.987 x 2.958)

UPVC double glazed patio doors, UPVC double glazed windows, tiled floor

Landing

carpet on stairs and landing

Bedroom 1

14'4" x 10'4" (4.375 x 3.165)

UPVC double glazed window, radiator, fireplace, wardrobe, carpet

Bedroom 2

8'7" x 11'10" (2.625 x 3.607)

UPVC double glazed window, radiator, carpet

Bedroom 3

11'1" x 9'7" (3.381 x 2.945)

L shaped bedroom, UPVC double glazed window, radiator, fitted wardrobes and drawers, carpet

Storage Cupboard

housing combi boiler

Bathroom

7'11" x 6'2" (2.425 x 1.901)

low level WC, sink with vanity unit, mirrored storage cupboard, bath with mixer tap and shower attachment, walk in shower, towel radiator, fully tiled walls and floor, UPVC double glazed windows x 2.

Rear Exterior

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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