# **BerkeleyShaw**

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# 274 Binns Road, Liverpool, Merseyside L13 1BS Offers In Excess Of £50,000

Berkeley Shaw are pleased to present this 2 Bed property to the market which is in need of repair and modernisation.

Ideally located near to Wavertree Technology Park and within a very short commute to the City Centre, this is an ideal Investment Property or First time buyer Property. It could also be popular with students.

The 2 bedroom mid terrace consists of 2 Reception Rooms, Kitchen, 2 Double Bedrooms and Bathroom. There is a yard to the rear and the front door is set back from the Pavement. There is ample on street parking.

#### Hallway Badiator

## Radiator

#### Front Lounge

#### 12'5" x 11'1" (3.8 x 3.4)

UPVC double glazed splay bay window to front, open fire and picture rail

### Rear Dining Room

#### 12'9" x 9'10" (3.9 x 3.0)

UPVC double glazed french doors to rear courtyard, radiator, wooden fire surround with tiled inset and hearth with coal effect gas fire, picture rail

#### **Kitchen**

#### 10'9" x 7'10" (3.3 x 2.4)

UPVC double glazed French doors to rear, wooden window to side, range of wall and base units, one and half bowl enamel sink, gas hob and electric oven, part tiled walls and tiled flooring

#### Landing

With access to loft

#### Bedroom 1

#### 14'1" x 11'5" (4.3 x 3.5)

UPVC double glazed window to front, radiator and cast iron fire surround

#### Bedroom 2

#### 12'9" x 8'6" (3.9 x 2.6)

Wooden window to rear, Worcester boiler, storage cupboard and cast iron fire surround

#### Bathroom

#### 7'10" x 7'6" (2.4 x 2.3)

UPVC frosted double glazed window to side, paneled bath with shower over, WC and pedestal wash hand basin. Tiled walls and floor

#### Outside

Small walled garden to front, Walled rear courtyard with raised well stocked flower beds.

Energy Efficiency Rating			Enviro
	Current	Potential	
Very energy efficient - lower running costs			Very env
(92 plus) A			(92 plus
(81-91) B			(81-91)
(69-80)			(69-80)
(55-68)			(55-68)
(39-54)			(39-54)
(21-38)			(21-38)
(1-20)	G		(1-20)
Not energy efficient - higher running costs			Not envir
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Environmental Impact (CO <sub>2</sub> )	Rating		
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Very environmentally friendly - lower CO2 em	issions		
(92 plus) 🖄			
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Not environmentally friendly - higher CO2 emi	ssions		
England & Wales		irective /91/EC	