



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
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.

