



28 Nazeby Avenue, Liverpool, Merseyside L23 0SW

£159,995

Berkeley Shaw are pleased to offer this 3 Bedroom SEMI- DETACHED property IN NEED OF MODERNISATION situated in a popular residential area, the property is within easy reach of local schools, the seafront, local shops and local transport facilities.

This family accommodation, which benefits from gas central heating offers hall, lounge, dining room kitchen. To the first floor there are three bedrooms and a family bathroom. There is a large rear garden. NO CHAIN

FANTASTIC DEVELOPMENT OPPORTUNITY FOR A FIRST TIME BUYER, HOME MOVER OR DEVELOPER

VIEWING IS HIGHLY RECOMMENDED



Porch

Frosted glazed front door with frosted glazed side windows, tiled floor

Hall

12'10" x 5'11" (3.922 x 1.808)

Glazed door, frosted window to side, electric meter cupboard, under stairs storage with gas meter, radiator, stairs to first floor.

Front Lounge

14'1" x 11'9" (4.304 x 3.598)

Window to front, feature wooden fire surround, coal effect gas fire with back boiler, marble hearth, radiator, sliding doors to :

Dining Room

8'11" x 8'3" (2.728 x 2.521)

UPVC double glazed window to rear, serving hatch, radiator.

Kitchen

8'9" x 9'4" (2.692 x 2.849)

UPVC double glazed window to rear, range of high and low level units, stainless steel sink, mixer tap with drainer, plumbing for washing machine, space for cooker and fridge, under stairs storage, electric wall heater.

Landing

Frosted window to side, loft access with ladder.

Bedroom 1

11'0" x 11'9" (3.353 x 3.606)

Window to front, airing cupboard with tank, radiator.

Bedroom 2

10'6" x 11'0" (3.217 x 3.356)

UPVC double glazed window to rear, radiator.

Bedroom 3

6'9" x 8'7" (2.067 x 2.620)

Window to front, radiator.

Bathroom

5'5" x 6'9" (1.656 x 2.075)

Frosted window to rear, panelled bath with Mira electric shower over bath, low level W/C, pedestal wash basin, part tiled walls, radiator.

Rear Garden

Laid to lawn, established borders stocked with shrubs, bushes and trees, patio area, outside tap.

Front Garden

Laid to lawn, borders with bushes and shrubs, drive to garage.

Garage

Up and over door, electric laid on, glazed window with door to rear garden.

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		
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