



## 52 Jubilee Road, Liverpool, Merseyside L23 3BG

Offers In Excess Of £150,000

Do you want to live in a 3 BED Terraced Property, in an area which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

BERKELEY SHAW are pleased to present this COMFORTABLE FAMILY HOME conveniently located within short walking distance of local amenities located on COLLEGE ROAD, CROSBY VILLAGE and BLUNDELLSANDS TRAIN STATION. There are also local picturesque parks for strolling and taking the dog for a walk in.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, 2 reception rooms, and kitchen to the ground floor. To the first floor there are 3 bedrooms a family bathroom and WC.

The rear garden has a patio area and an area that has been laid with Astro Turf. A gate leads out to an Allocated Parking to Side of property. The front has open canopy porch and on road parking.

This property is ideal for FIRST TIME BUYERS, DOWNSIZING and INVESTOR PROPERTY.

Please call us now to arrange your early viewing 01519246000.



Hallway

11'5" x 5'6" (3.5 x 1.7)

UPVC double glazed window, radiator, laminate floor, cupboard housing gas and electric meters

Lounge

16'8" x 11'1" (5.1 x 3.4)

UPVC double glazed window, radiator, laminate floor

Dining Room

11'9" x 9'2" (3.6 x 2.8)

UPVC double glazed window, radiator, laminate floor

Kitchen

10'2" x 9'2" (3.1 x 2.8)

range of wall and base units, pan drawers, stainless steel sink with mixer tap, gas hob, integrated oven, integrated microwave, plumbing for washing machine, radiator, UPVC double glazed window, UPVC double glazed door to rear garden

Stairs to First Floor

Bedroom 1

10'9" into wardrobe x 10'5" (3.3 into wardrobe x 3.2)

UPVC double glazed window, radiator, laminate floor, fitted wardrobes

Bedroom 2

14'1" x 8'10" (4.3 x 2.7)

UPVC double glazed window, radiator, laminate floor

Bedroom 3

7'10" x 8'6" (2.4 x 2.6)

UPVC double glazed window, radiator, storage cupboard with combi boiler


Family Bathroom

8'6" x 4'3" (2.6 x 1.3)

low level WC, pedestal sink, bath, walk in shower cubicle with electric shower, mirrored wall unit, UPVC double glazed window x 2, laminate floor

Rear Garden

To the rear there is patio area and an area that is laid with Astro Turf. The rear gate leads to allocated parking space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		64	
EU Directive 2002/91/EC			
England & Wales			



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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