



7 Beaufort, Liverpool, Merseyside L37 4EJ

Offers In Excess Of £215,000

BERKELEY SHAW are excited to bring to the market this three bedroom semi detached family home, offering spacious living accommodation and SOUTH and WESTERLY facing rear gardens. There are two reception rooms that over look the gardens, kitchen and downstairs WC, three bedrooms and family bathroom. Externally the gardens are well maintained and offer a sunny aspect, there is also a single garage and driveway parking. A viewing is recommended.



Entrance Hallway

Double glazed door into the entrance hallway. Double glazed window to front. Stairs to the first floor. Doors off to the lounge and dining room. Radiator.

Lounge

19'11" x 12'0" (6.08 x 3.66)

Double glazed window to front. Double glazed patio doors to rear, opening onto the garden. Feature fire place. Radiator.

Dining Room

15'10" x 7'10" (4.83 x 2.41)

With double glazed windows to front and side. Two radiators. Door to kitchen.

Kitchen

10'11" x 7'10" (3.35 x 2.40)

Fitted with a range of base and wall units with complimenting work surfaces over incorporating stainless steel sink unit. Built in oven, hob and extractor. Pantry cupboard with shelving. Double glazed window overlooking the rear garden. Radiator.

Inner Hall

With double glazed door giving access to the side garden and door to WC.

WC

With WC and hand wash basin. Double glazed obscured window to rear.

First Floor

Door off to bedrooms one, two and three and family bathroom. Airing cupboard for storage and housing boiler.

Bedroom One

12'8" x 9'11" (3.87 x 3.03)

Double glazed window to front. Built in wardrobes. Radiator.

Bedroom Two

8'7" x 8'0" (2.62 x 2.46)

Double glazed window to front. Radiator.

Bedroom Three

11'11" x 6'11" (3.64 x 2.12)

Double glazed window to rear. Radiator. Built-in wardrobe.

Family Bathroom

8'0" x 7'3" (2.46 x 2.21)

Fitted with a suite comprising paneled bath, hand wash basin and WC. Double glazed obscured window to rear. Radiator.

Garden

There is a lovely garden, that is larger than usual on this cul-de-sac. The garden is to the side and rear of the property and offers a southerly and westerly aspect.

Garage

Single garage with up and over door. Side door to garden.

