



118 Brooklands Avenue, Liverpool, Merseyside L22 3YA

Guide Price £180,000

BERKELEY SHAW are delighted to offer to the market this modernised and updated three bedroom family home, situated within this ever popular residential area. The property has a light and airy feel, with a spacious entrance hallway, cosy lounge to the front and an open plan modern kitchen dining room to the rear, with patio doors that open on the the decked area of the SOUTH FACING GARDEN. To the first floor there are three bedrooms and a modern family bathroom. Externally the garden is well maintained and mainly laid to lawn, with useful garden storage sheds.



Entrance Hallway

A spacious entrance hallway with doors off to the lounge and kitchen dining room. Laminate flooring. Feature panelling to the walls and picture rails. Radiator.

Lounge

Double glazed window to the front. Feature fireplace with original mantle. Picture rails. Radiator.

Kitchen Dining Room

An open plan kitchen kitchen dining room that opens on to the decked area of the rear garden. The kitchen offers a range of cream gloss base and wall units with complimenting wood effect work surfaces over incorporating stainless steel sink unit. Built in oven, hob and extractor. Space for washing machine and fridge freezer. Double glazed windows and patio doors to rear. Picture rails. Radiator.

First Floor

Double glazed obscured window to side. Doors off to bedrooms one, two and three and family bathroom.

Bedroom One

Double glazed window to rear. Radiator. Picture rails.

Bedroom Two

Double glazed window to front. Picture rails. Radiator.

Bedroom Three

Double glazed window to front. Picture rails. Radiator.

Family Bathroom

Fitted with a modern suite comprising paneled bath with shower over, hand wash basin and WC.Part tiled walls. Double glazed obscured window to rear.

Garden

A fenced and enclosed south facing rear garden that is mainly laid to lawn with decorating borders. Sheds.

