



## 12 Willedstan Avenue, Liverpool, Merseyside L23 0QH

Offers In Excess Of £170,000

BERKELEY SHAW are delighted to offer for sale this THREE BEDROOM FAMILY HOME situated within this ever popular residential location close to schools, shops and local amenities. The property does require FULL MODERNISATION and offers a buyer the chance to create their dream home. In brief the accommodation comprises two reception rooms, kitchen, three bedrooms and family bathroom. Externally there is a garden that is laid to lawn and patio.





Entrance Porch

Double doors open into the entrance porch. Door to the entrance hall.

Entrance Hallway

With doors off to all ground floor rooms and stairs rising to the first floor. Picture rails. Radiator.

Front Reception Room

12'11" x 10'9" (3.94 x 3.28)

With double glazed bay window to front and picture rails. Radiator and wall mounted gas fire.

Rear Reception Room

14'10" x 10'8" (4.53 x 3.26)

Window to rear overlooking the garden. Picture rails. Radiator and wall mounted gas fire.

Kitchen

9'10" x 6'3" (3.01 x 1.93)

Fitted with a range of base units with work surfaces over, incorporating sink unit. Part tiled walls. Single glazed window to rear and door gaining access to the rear porch. Radiator.

First Floor

With window to side and doors off to bedrooms one, two and three and family bathroom.

Bedroom One

15'7" x 10'10" (4.75 x 3.31)

Double glazed bay window to front. Radiator.

Bedroom Two

12'11" x 10'11" (3.96 x 3.34)

Double glazed window to rear. Radiator.

Bedroom Three

8'5" x 6'5" (2.57 x 1.98)

Double glazed window to front. Radiator.

Family Bathroom

8'1" x 6'4" (2.48 x 1.94)

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

Garden

There are gardens to the front and rear of the property..

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(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		
England & Wales		EU Directive 2002/91/EC

