



18 Worcester Avenue, Waterloo, Merseyside L22 2BB

Guide Price £225,000

BERKELEY SHAW are delighted to offer this beautifully presented FOUR BEDROOM FAMILY HOME that has been tastefully updated by the current owner. The accommodation is bright and airy throughout and briefly comprises entrance hallway, two reception rooms, kitchen opening onto conservatory, To the first floor there are three bedrooms and a family bathroom and the loft has been converted to create a fourth bedroom. An early internal inspection is highly recommended to avoid disappointment.



Entrance Porch

Double glazed door into the entrance porch. Tiled floor and step up to the entrance hallway.

Entrance Hallway

A lovely entrance hall with doors off to lounge, second reception room and kitchen. Stairs to the first floor. Radiator. Under stairs cupboard.

Lounge

12'8" x 12'1" (3.87 x 3.69)

Double glazed bay window to front. Laminate flooring. Feature fire place with gas fire. Radiator.

Second Reception Room

11'11" x 11'11" (3.65 x 3.64)

Double glazed patio doors to rear. Laminate flooring. Feature fireplace.

Kitchen

8'5" x 6'11" (2.57 x 2.12)

Fitted with modern white base and wall units with complementing work surfaces over, incorporating stainless steel sink unit. Built in oven, gas hob and extractor. Cupboards housing boiler. Tiled flooring. Double glazed window to side. Open to conservatory.

Conservatory

10'11" x 7'5" (3.33 x 2.27)

Tiled flooring. Door to rear garden.

First Floor

Doors off to bedrooms one, two and three and family bathroom. Stairs to second floor.

Bedroom One

12'0" x 11'10" (3.66 x 3.63)

Double glazed window to front. Radiator.

Bedroom Two

11'11" x 11'10" (3.65 x 3.62)

Double glazed window to rear. Laminate flooring. Radiator.

Bedroom Three

8'10" x 6'11" (2.71 x 2.13)

Double glazed window to front. Laminate flooring. Radiator.

Family Bathroom

Fitted with a white suite comprising paneled bath with electric shower over hand wash basin and WC in vanity unit. Double glazed obscured window to rear.

Second Floor

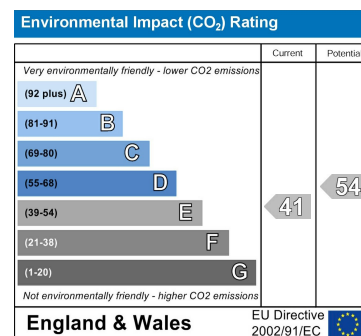
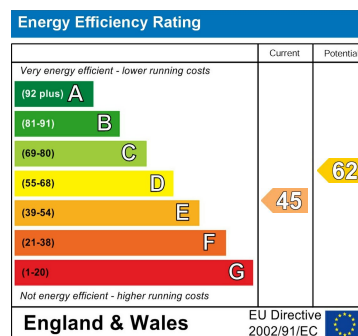
Bedroom Four

11'10" x 9'11" (3.62 x 3.04)

Double glazed window to rear. Laminate flooring.

Garden

A lovely garden that laid to lawn with mature borders and shrubs.



We have every attempt to ensure the accuracy of the floorplan contained here, measurements of built, finished, rooms and any other space are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The various options and alterations shown here are not intended to be a guarantee as to the construction of the property or the ground.

