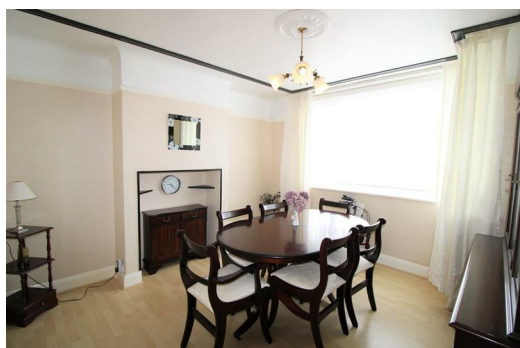




42 Brook Vale, Liverpool, Merseyside L22 3YB

£160,000

BERKELEY SHAW are delighted to offer for sale this lovely THREE BEDROOM family home, requiring a degree of modernisation. The property is double glazed and has a recent central heating system and offers light and airy accommodation throughout, with two reception rooms, kitchen, three bedrooms and family bathroom. Externally there is an enclosed rear garden with useful garden shed. An early viewing is recommended to avoid disappointment.



Entrance Porch

Double glazed doors in to the entrance hall.

Entrance Hallway

A light and airy hallway, with doors off to both reception rooms and kitchen. Stairs to the first floor. Radiator.

Front Reception Room

11'10" x 11'5" (3.63 x 3.48)

Double glazed window to front. Radiator.

Rear Reception Room

20'0" max x 11'0" (6.11 max x 3.36)

A lovely room with feature full height bay window to rear, with doors that open on to the patio area of the garden. Radiator. Gas fire.

Kitchen

9'5" x 6'8" (2.88 x 2.04)

Fitted with a range of base and wall units with complimenting work surfaces over incorporating sink unit. Built in oven, hob and extractor. Space for washing machine. Door opening on to the side path that gains access to the rear garden. Double glazed window to rear.

First Floor

With double glazed window to side and doors off to bedrooms one, two and three and family bathroom. Useful storage cupboard over stairs.

Bedroom One

12'8" x 9'10" (3.87 x 3.00)

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

Bedroom Two

13'0" x 11'0" (3.97 x 3.37)

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

Bedroom Three

6'9" x 6'9" (2.07 x 2.07)

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

Family Bathroom

6'9" x 6'9" (2.07 x 2.06)

Fitted with a coloured suite comprising paneled bath, hand wash basin and WC. Double glazed window to rear. Cupboard housing Worcester boiler.

Garden

The rear garden is laid to patio and is fenced and enclosed with a useful garden shed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		68
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		74
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

