



7 Earls Close, Liverpool, Merseyside L23 3BU

Guide Price £220,000

BERKELEY SHAW are delighted to offer for sale this well presented THREE BEDROOM family home situated in the ever popular EARLS CLOSE. The property offers light and airy accommodation with entrance hallway, through lounge/ dining room with French doors opening on to the decked area of the rear garden, a modern kitchen and ground floor shower room. To the first floor there are three bedrooms and a family bathroom. The rear garden is immaculately maintained and is SOUTH FACING.



Hallway

7'6" x 13'2" (2.3 x 4.02)

With tiled flooring, radiator

Lounge

14'4" x 11'1" (4.39 x 3.38)

UPVC double glazed French doors to rear garden, radiator and gas fire set in a fire surround with marble inset and hearth and tiled flooring Open through to Dining Room

Dining Room

11'5" x 11'1" (3.48 x 3.38)

UPVC double glazed splay bay window, to the front, radiator and gas fire, tiled flooring

Kitchen

13'8" x 5'10" (4.19 x 1.78)

UPVC double glazed window, range of wall and base units with stainless steel one and half bowl sink, freestanding gas oven with electric hob, chimney style extractor fan

Ground Floor Shower Room

8'5" x 7'6" (2.59 x 2.29)

UPVC double glazed frosted window x 2 , radiator, low level WC, pedestal wash hand basin, walk in shower cubicle with an electric shower, tiled walls and floor

Landing

7'6" x 9'6" (2.31 x 2.91)

Master Bedroom

14'9" x 9'6" (4.5 x 2.9)

UPVC double glazed splay bay window to front ,built in wardrobes and storage radiator

Bedroom 2

14'0" x 10'2" (4.29 x 3.1)

UPVC double glazed window to rear, radiator

Bedroom 3

9'1" x 6'5" (2.79 x 1.98)

UPVC double glazed window to front, radiator

Family Bathroom

7'6" x 5'0" (2.31 x 1.54)

UPVC double glazed frosted window to rear, radiator, low level WC, paneled corner bath, pedestal wash hand basin, storage and laminate flooring

Outside

To the front of the property the i off road parking and low maintenance graveled area, there is access to the rear garden which is laid to lawn and has an abundance of shrubs and flower beds together with a decked seating area

