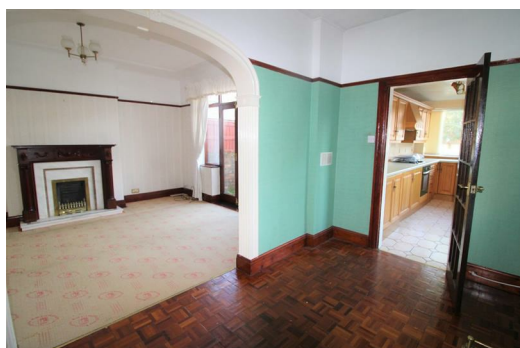




23 Mornington Avenue, Liverpool, Merseyside L23 0SA

Guide Price £215,000

*** NEW PRICE , CALL NOW TO BOOK YOUR VIEWING 0151 924 6000 *** BERKELEY SHAW are delighted to offer for sale for the first time in over 50 years, this spacious THREE BEDROOM semi detached home situated in this ever popular location, close to local schools, shops and transport links. The property is in need of modernisation throughout and offers a buyer the opportunity to create their dream home. The property itself has a spacious entrance hallway, main lounge, dining room, morning room with part parquet flooring that opens into the kitchen with access to the garden. To the first floor there are three good sized bedrooms and bathroom with separate WC. The rear garden is mainly laid to lawn with patio area. There is a detached single garage. The property is offered for sale with no ongoing chain.



Entrance Hallway

A light and spacious entrance hallway with doors off to lounge and dining room that opens in to the kitchen. Radiator and original plate rail

Lounge

15'3" into bay 12'7" (4.66 into bay 3.86)

A good sized lounge with double glazed window to front. Radiator.

Morning Room

11'10" x 7'4" (3.61 x 2.25)

Open plan to Dining Room, 2 windows to side and radiator parquet flooring

Dining Room

11'10" x 7'4" (3.61 x 2.25)

Double glazed doors on to the rear garden. Open to the kitchen. Radiator.

Kitchen

12'5" x 14'8" (3.79 x 4.48)

Fitted with a range of base and wall units with roll top work surfaces incorporating sink unit. Double glazed windows to rear and side. Door gaining access to side.

First Floor

With feature window to side. Doors off to bedrooms one, two and three, bathroom and WC.

Bedroom One

15'4" into bay 12'9" (4.69 into bay 3.91)

Double glazed window to front. Radiator.

Bedroom Two

12'5" x 14'8" (3.81 x 4.49)

Double glazed window to rear. Radiator.

Bedroom Three

7'4" x 8'9" (2.26 x 2.67)

Double glazed window to front. Radiator.

Bathroom

With suite comprising panel bath and hand wash basin. Double glazed obscured window to rear. Storage cupboard housing a Worcester boiler

WC

With WC and double glazed obscured window to side.

Rear Garden

The rear garden is fenced and enclosed and mainly laid to lawn with patio area.

