



## 32 Poulson Drive, Liverpool, Merseyside L30 2NW

£77,000

\*\*\* SALE AGREED ON THE FIRST VIEWING - SIMILAR REQUIRED FOR BUYERS WAITING \*\*\* BERKELEY SHAW are pleased to offer for sale this IDEAL INVESTMENT OPPORTUNITY or FIRST TIME BUY offering good sized accommodation with entrance hallway, dual aspect lounge, L Shaped kitchen dining room, three bedrooms bathroom and WC. Externally there is a good sized garden to the rear and side, offering the opportunity to extend subject to P.P.



Hallway

With doors off to lounge and kitchen and stairs to the first floor. Radiator.

Lounge

18'3" x 10'10" (5.58 x 3.31)

A dual aspect room with double glazed windows to front and rear. Feature brick fireplace. Two radiators.

Kitchen Dining Room

An L Shaped kitchen dining room with double glazed windows to rear and side and door opening on to the rear garden. Range of base and wall units with stainless steel sink unit.

First Floor

Doors off to bedrooms one, two and three, bathroom and WC. Double glazed window to front.

Bedroom One

13'8" x 9'6" (4.18 x 2.91)

Double glazed window to front. Radiator.

Bedroom Two

11'11" x 8'5" (3.64 x 2.59)

Double glazed window to rear. Radiator.

Bedroom Three

10'11" x 6'5" (3.33 x 1.96)

Double glazed window to rear. Radiator.

Bathroom

5'4" x 4'6" (1.63 x 1.39)

With panel bath with electric shower over and hand wash basin. Double glazed obscured window to rear.

WC

WC and double glazed window to side.

Garden

There is a good sized garden to the rear and side of the property, laid to lawn and patio.

