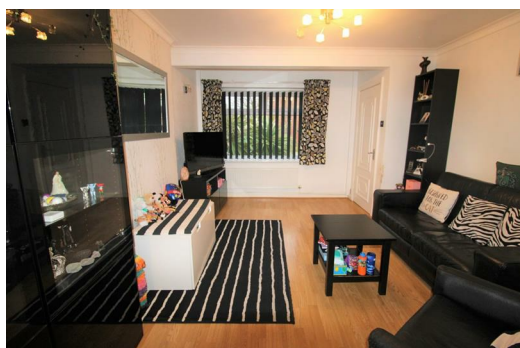




**122 Claremont Road, Liverpool, Lancashire L21 1JG**

**Guide Price £120,000**

BERKELEY SHAW are delighted to offer for sale this PERFECT FIRST TIME BUY or buy to let investment. The property offers well presented accommodation with entrance hall, lounge, open plan kitchen dining room that opens on to the rear garden, three bedrooms and family bathroom. Externally the garage has been converted to a play room that could suit a variety of uses. An early viewing is advised to avoid disappointment.





Entrance Porch

Double glazed door into the entrance porch. Door to entrance hallway.

Entrance Hallway

Stairs to first floor. Door to lounge. Laminate flooring. Radiator.

Lounge

14'11" x 11'5" (4.56 x 3.49)

Double glazed window to front. Radiator. Laminate flooring. Double doors to the kitchen dining room.

Kitchen Dining Room

14'9" x 9'4" (4.50 x 2.86)

An open plan kitchen dining room fitted with a range of base and wall units with complimenting work surfaces over incorporating stainless steel sink unit. Built in oven, gas hob and extractor. Space for freestanding appliances. Double glazed window to rear. Double glazed doors opening on the patio area of the rear garden. Radiator.

First Floor

Double glazed window to side. Doors off to bedrooms one, two and three and family bathroom.

Bedroom One

13'8" x 8'5" (4.17 x 2.59)

Double glazed window to front. Built in wardrobes and bedroom furniture. Radiator.

Bedroom Two

10'7" x 8'7" (3.25 x 2.62)

Double glazed window to rear. Radiator.

Bedroom Three

10'0" max x 5'10" (3.06 max x 1.80)

Double glazed window to front. Radiator.

Family Bathroom

5'10" x 5'6" (1.80 x 1.68)

Fitted with a suite comprising panel bath with shower over, hand wash basin in vanity unit and WC. Double glazed obscured window. Heated towel rail.

Outside & Playroom

16'0" x 8'4" (4.90 x 2.55)

The rear garden is mainly laid to lawn with patio area. There is a playroom that has been converted from the garage with power and light.

