



## 47 Lander Road, Liverpool, Merseyside L21 8JB

Guide Price £60,000

BERKELEY SHAW are pleased to offer for sale this THREE BEDROOM terraced home, in need of modernisation. The property would make an ideal first time by or buy to let in investment. The accommodation briefly comprises- entrance vestibule, two reception rooms, kitchen, three bedrooms and first floor bathroom. There is a rear enclosed courtyard. The property benefits from double glazing and gas central heating.





## Entrance Vestibule

Double glazed door into entrance vestibule. Door into the front reception room.

## Front Reception Room

14'2" x 10'11" ( 4.33 x 3.35)

Double glazed bay window to front. Radiator. Gas fire. Double doors to rear reception room.

## Rear Reception Room

14'4" x 11'10" (4.37 x 3.61)

Double glazed window to rear. Radiator. Gas fire. Stairs to first floor. Under stairs storage cupboard. Door to kitchen.

## Kitchen

11'8" x 9'2" (3.58 x 2.80)

Fitted with a range of base and wall units with roll top work surfaces over incorporating stainless steel sink unit/ Two double glazed windows. Door to rear courtyard. Ravenheat boiler.

## First Floor

### Bedroom One

14'2" x 10'11" (4.33 x 3.34)

Double glazed bay window to front. Radiator.

### Bedroom Two

9'10" x 8'11" (3.02 x 2.73)

Double glazed window to rear.

### Bedroom Three

9'3" x 6'2" (2.84 x 1.88)

Double glazed window to rear. Radiator.

## Bathroom

7'4" x 6'2" (2.26 x 1.89)

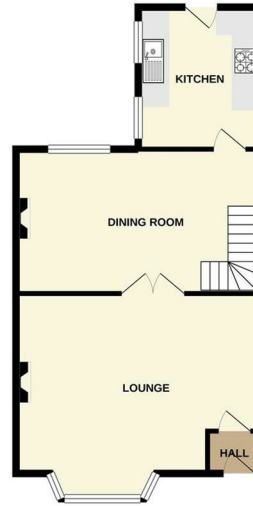
Fitted with a suite comprising panel bath, hand wash basin and WC. Double glazed obscured window to side.

## Rear Courtyard

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

GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or operation.

