



57 Park Road, Liverpool, Merseyside L37 6AB

Guide Price £225,000

BERKELEY SHAW are pleased to market this three bedroom family home situated in this popular residential area. The property is in need of a degree of modernisation. It offers spacious living accommodation that briefly comprises of entrance hallway, lounge, dining room, kitchen and WC whilst on the first floor there are three bedrooms, WC and shower room. Outside the garden is to the rear of the property and is mainly laid to lawn with attractive patio area. there is also a single garage and driveway parking.



Hallway

Double glazed door into hall, double glazed window to side, radiator, doors to lounge and kitchen, stairs to first floor

Lounge

11'1" x 14'4" into bay (3.4 x 4.37 into bay)

Double glazed bay window to front, radiator, gas fire

Kitchen

14'3" x 7'3" (4.36 x 2.23)

Fitted with a range of base and wall units, with work surfaces over incorporating stainless steel sink unit,, Glow worm boiler, part tiled walls, double glazed windows to side and rear, door to rear

Dining Room

16'5" x 10'0" (5.01 x 3.05)

Double glazed bay window to rear, radiator

WC

Low level WC, hand basin, double glazed window to side

Stairs to first floor

Double glazed window to side

Bedroom 1

9'10" x 12'0" (3.02 x 3.68)

Double glazed window to front, radiator, built in wardrobes

Bedroom 2

11'7" x 10'5" (3.54 x 3.18)

Double glazed window to rear, radiator

Bedroom 3

6'4" x 6'3" (1.95 x 1.93)

Double glazed window to front, radiator

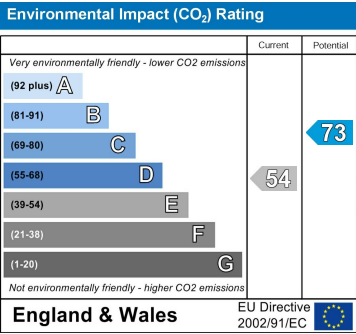
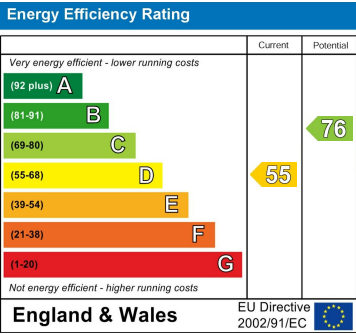
WC

Low level WC, Double glazed obscured window to side

Shower Room

7'4" x 5'10" (2.24 x 1.79)

Walk in shower, hand wash basin, radiator, double glazed obscured window to side



While every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for errors or omissions. The plan is for guidance only and should not be used as a basis for any prospective purchase. The seller does not warrant the accuracy of the plan.

