



128 Rimrose Valley Road, Liverpool, Merseyside L23 9YR

Guide Price £175,000

BERKELEY SHAW are pleased to offer for sale with NO CHAIN this FOUR BEDROOM semi detached family home, situated within this popular residential location, close to amenities and Crosby Village. The property offers spacious and versatile accommodation, requiring a degree of finishing works. Offering accommodation comprising entrance hallway, lounge, kitchen dining room, reception room (was former garage) four bedrooms and family bathroom. Externally there is a good sized rear garden and driveway parking for two cars.



Entrance Hallway

Double glazed door into the entrance hallway. Stairs to the first floor. Doors off to lounge and second reception room.

Lounge

13'6" x 10'7" (4.13 x 3.24)

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

Kitchen Dining Room

25'3" x 9'9" (7.72 x 2.99)

Fitted with a range of white gloss base and wall units with roll top work surfaces over incorporating stainless steel sink unit with mixer tap. Built in oven, hob and extractor. Built in washing machine and under counter fridge and freezer. Double glazed windows and patio doors opening on to the patio area of the rear garden.

Reception Room Two (Former Garage)

16'1" x 8'5" (4.91 x 2.58)

Double glazed bay window to front. Laminate flooring.

First Floor

Doors off to bedrooms and family bathroom.

Bedroom One

12'5" x 8'9" (3.81 x 2.69)

Double glazed window to front.

Bedroom Two

13'8" x 9'3" (4.17 x 2.84)

Double glazed window to rear.

Bedroom Three

10'9" x 8'2" (3.29 x 2.50)

Double glazed window to rear.

Bedroom Four

Double glazed window to front.

Shower Room

7'11" x 4'11" (2.43 x 1.52)

Fitted with a suite comprising shower cubicle hand wash basin and WC. Two double glazed obscured window to rear.

Garden

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		74			70
		81			76
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for descriptive purposes only and should be used as a guide to the size, prospective purchase. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor 5.0.0.0

