



8 Kelvinside, Liverpool, Merseyside L23 0RH

Offers In Excess Of £215,000

BERKELEY SHAW are delighted to offer for this this well presented THREE BEDROOM semi detached family home, situated within this popular residential location, close to local amenities, schools and transport links. The property offers spacious living accommodation with two reception rooms, kitchen/ breakfast room, three bedrooms and family bathroom. Externally there is a good sized SOUTH EST facing garden which is mainly laid to lawn with useful brick built shed.



Entrance Porch

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

Entrance Hallway

Stairs to the first floor. Radiator. Doors off to lounge, dining room and kitchen.

Lounge

14'2" x 12'9" (4.33 x 3.91)

Double glazed windows to front. Wood flooring. Gas fire with feature fire place.

Reception Room Two

18'0" x 10'4" (5.50 x 3.15)

Double glazed windows and double glazed door opening on to the rear garden. Gas fire with feature fireplace.

Kitchen

12'2" x 8'3" (3.71 x 2.54)

Fitted with a range of base and wall units with complimenting work surfaces over incorporating stainless steel sink unit. Built in oven, hob and extractor. Double glazed window and door to rear.

First Floor

Doors off to bedrooms one, two and three and family bathroom. Over stairs storage cupboard.

Bedroom One

14'4" x 12'5" (4.38 x 3.80)

Double glazed window to front. Feature fire place.

Bedroom Two

13'1" x 11'1" (4.00 x 3.40)

Double glazed window to rear. Feature fireplace. Built in cupboard.

Bedroom Three

8'2" x 6'6" (2.49 x 2.00)

Double glazed window to front.

Family Bathroom

8'0" x 6'3" (2.44 x 1.93)

Suite comprising panel bath, hand wash basin and WC. Tiled walls. Heated towel rail.

Rear Garden

Brick built shed. Laid to lawn with patio area. SOUTH EAST FACING.

