



23 Parker Avenue, Liverpool, Lancashire L21 1EL

Offers In The Region Of £100,000

BERKELEY SHAW are delighted to offer for sale this PERFECT FIRST TIME BUY or buy to let investment. The property comprises of an entrance hall, lounge, kitchen opening on to the rear garden, two bedrooms and family bathroom. Externally the property has front and rear gardens. An early viewing is advised to avoid disappointment.



Hallway

Composite external door, laminate floor, radiator, stairs to first floor

Lounge

Double glazed window to front, radiator, laminate floor, cupboard housing gas and electric meters

Kitchen

range of wall and base units,, stainless steel sink with mixer tap, electric oven, space for washing machine and dishwasher, Worcester boiler, door leading to under stairs storage, composite door to rear garden.

Stairs to first floor

UPVC double glazed window

Bedroom 1

UPVC double glazed window, original wooden feature window, radiator, laminate floor

Bedroom 2

Double glazed window, radiator

Bathroom

low level WC, pedestal sink, bath, shower cubicle housing electric shower, UPVC double glazed window, vinyl floor

Outside

To the front there is a paved and grassed area. To the rear there is a paved area, laid to lawn, and two small out house buildings.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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