



22 Kelvinside, Liverpool, Merseyside L23 0RH

Offers In Excess Of £200,000

A great refurbishment opportunity in the Heart of Crosby.

BERKELEY SHAW are delighted to offer for sale this 3 BEDROOM SEMI DETACHED property that offers good accommodation throughout. The layout is perfect for family living with entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally the rear garden is laid to lawn with patio area and a brick built outhouse.

An early inspection is highly recommended to avoid disappointment.

Call 0151 924 6000 or email info@berkeleyshaw.com to arrange.



Hallway

17'8" x 5'10" (5.4 x 1.8)

Cupboards housing gas and electric meters, alarm, under stairs storage cupboard, radiator, laminate floor

Front Reception Room

14'5" x 12'9" (4.4 x 3.9)

UPVC double glazed bay window, tiled fire surround, radiator, laminate floor

Rear Reception Room

13'9" x 10'2" (4.2 x 3.1)

UPVC double glazed window, electric fire with marble surround, radiator, laminate floor

Kitchen

12'1" x 8'2" (3.7 x 2.5)

Range of wall and base units, stainless steel sink with tap, fireplace, vinyl floor, UPVC double glazed window, UPVC double glazed door to rear garden.

Stairs to first floor

UPVC double glazed window, storage cupboard

Bedroom 1 Front

14'9" x 12'1" (4.5 x 3.7)

UPVC double glazed bay window, radiator

Bedroom 2

13'5" x 11'5" (4.1 x 3.5)

UPVC double glazed window, radiator

Bedroom 3

8'10" x 6'6" (2.7 x 2)

UPVC double glazed window

Family Bathroom

7'6" x 7'6" (2.3 x 2.3)

Low level WC, pedestal wink, bath, cupboard housing Combi boiler, radiator,part tiled walls, vinyl floor,UPVC double glazed window

Outside

There is a paved area and hedge to the front. The rear garden is laid to lawn with a patio area and outhouse.

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		
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Not environmentally friendly - higher CO ₂ emissions		
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