



12 Byron Road, Liverpool, Merseyside L23 8TH

£299,950

BERKELEY SHAW are delighted to offer for sale this THREE BEDROOM family home, located in this ever popular residential area of Blundellsands, close to local shops, shops and transport links. This home offers light and airy accommodation throughout with entrance hall, two reception rooms, kitchen, downstairs WC. To the first floor there are three bedrooms, one with en suite, and family bathroom.

There is a double driveway with an electric car charging point. The rear garden is laid to lawn with a decking area and shrubs. An internal viewing is highly recommended. Please call 0151 924 6000 to book your appointment.



Vestibule

UPVC double glazed door

Hallway

Tiled floor, radiator, storage cupboard.

Lounge

17'0" x 13'1" (5.2 x 4)

UPVC double glazed window, UPVC double glazed doors to rear garden, fire, radiator.

Dining Room

12'5" x 10'5" (3.8 x 3.2)

UPVC double glazed window x 2, radiator, storage cupboard.

Kitchen

10'5" x 10'2" (3.2 x 3.1)

Range of wall and base units, stainless steel bowl with mixer tap, double oven with gas hob, extractor fan, integrated fridge freezer, washer dryer and dishwasher , wine cooler, sound system, part tiled walls, tiled floor, UPVC double glazed window, UPVC double glazed door to garden.

WC

6'10" x 3'3" (2.1 x 1)

Low level WC, sink with vanity unit and tiled splash back, heated ladder towel rail, tiled floor.

Bedroom 1

12'5" x 10'5" (3.8 x 3.2)

UPVC double glazed window x 2, inset lighting, radiator, fitted wardrobes.

En Suite

9'2" x 3'7" (2.8 x 1.1)

Low level WC, sink with vanity unit, shower, heated ladder towel rail, fully tiled walls and floor, Under floor heating, TV, UPVC double glazed window.

Bedroom 2

11'9" x 8'2" (3.6 x 2.5)

UPVC double glazed window x 2, radiator

Bedroom 3

13'5" x 9'10" (4.1 x 3)

UPVC double glazed window, radiator, fitted wardrobes.

Bathroom

9'2" x 5'2" (2.8 x 1.6)

Low level WC, sink with vanity unit, bath with overhead shower, heated towel ladder rail, under floor heating, TV, UPVC double glazed window, fully tiled walls and floor.

Outside

To the front there is a double driveway with electric car charging point. There is also external CCTV covering the property

The rear is laid to lawn with a decked area, selection of plants and shrubs. There is also a shed which houses the boiler.

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

