



14 Wensley Road, Liverpool, Merseyside L9 8DW

£157,500

What an Opportunity to purchase a light renovation project in order to make this your family home.

This 3 BEDROOM Semi Detached property set within a delightful ,quiet crescent and just a short walk to Walton Vale and Orrell Park Train Station, this is an excellent property to set up home.

Externally the property benefits from a private driveway and lovely gardens laid to lawn in both the front and rear.

To the ground floor of this 1950s semi is a porch, hallway, 2 reception rooms (can be opened to a through lounge), WC, and kitchen.

To the first floor are 3 bedrooms, bathroom and separate WC.

Viewings are strictly by appointment via Berkeley Shaw on 0151 924 6000 or email info@berkeleyshaw.com



Tiled flooring

Window to side, laminate flooring, radiator under stairs storage and meter cupboard

UPVC double glazed window to front, radiator, doors through to rear reception room

UPVC double glazed patio doors to rear, radiator, fire surround with gas fire, laminate flooring

UPVC double glazed windows to rear and side, range of wall and base units, stainless steel sink, plumbed for washing machine,

Low level WC

UPVC double glazed window to front, radiator and range of fitted wardrobes

UPVC double glazed window to rear, radiator and range of fitted wardrobes

UPVC double glazed window to front, radiator

UPVC double glazed frosted window to rear, Panelled bath with shower over, pedestal wash hand basin,, radiator and tiled wall

UPVC double glazed frosted window low level WC and tiled walls

To the front of the property there is an attractive driveway with parking for several vehicles and lawn area. To the rear of the property there is a garden with patio area and laid to lawn with a variety of shrubs

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		58	60
<p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

