



33 Woodland Road, Liverpool, L21 1DY

Offers In Excess Of £130,000

An excellent opportunity to acquire a lovely 3 BED MID TERRACE PROPERTY which has the benefit of communal gardens and a private rear courtyard.

This ideal first time, 2nd time, or investment property has been well looked after by its current owners and is well presented to a lucky buyer.

To the ground floor is a vestibule, entrance hallway, Through-Lounge, and Kitchen.

To the first floor are 3 double bedrooms, WC and Bathroom.

Externally there is a courtyard which opens up towards the communal gardens which are provided for use by the community at no cost to the buyer.

This is an excellent opportunity for a first time buyer or Buy to Let Investor.

Contact Berkeley Shaw Crosby to arrange your viewing. 0151 924 6000.



Vestibule

2'11"x.2'11" (0.9x0.9)

UPVC door to front original tiled flooring

Hallway

Radiator and under stairs storage

Lounge

27'2" x 9'10" (8.3 x 3.0)

UPVC double glazed bay window to front, inset gas fire with timber surround and marble hearth radiator through to rear lounge with UPVC double glazed window to rear, radiator and wooden flooring

Kitchen

19'8" x 9'6" (6 x 2.9)

UPVC double glazed window to rear, stainless steel one and half bowl sink with mixer tap, range of wall and base units with electric hob and oven with extractor fan above, plumbed for washing machine and dishwasher, space for fridge freezer and tumble dryer UPVC door to rear, radiator

Bedroom 1

15'5" x 12'9" (4.7 x 3.9)

UPVC double glazed windows to front cast iron fire surround with tile inset and radiator

Bedroom 2

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

UPVC double glazed window, to rear, cast iron fire surround and radiator

Bedroom 3

9'10" x 8'2" (3.0 x 2.5)

UPVC double glazed window, radiator and built in storage

Family bathroom

UPVC double glazed frosted window, panelled bath with shower over and glass shower screen, pedestal wash hand basin and radiator

WC

UPVC double glazed frosted window, low level WC, pedestal wash hand basin with mixer tap, radiator

Outside

Walled courtyard, recently refurbished patio and gated

access to the communal garden operated by a community group and free for residents to use

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
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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