



53 A&B Litherland Park, Liverpool, Merseyside L21 9HR

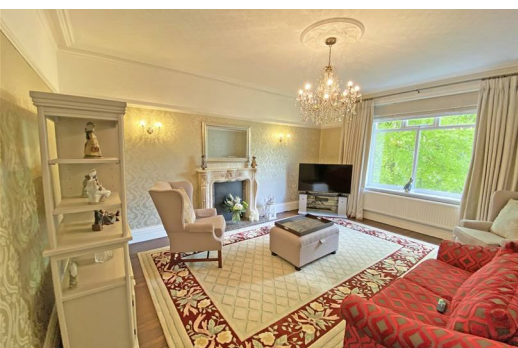
£399,950

BERKELEY SHAW are pleased to present this impressive SEMI-DETACHED property in the heart of Litherland which is currently split into 2 apartments.

The property is suitable either to continue as it is or to be adapted to provide family accommodation or even conversion to a number of apartments.

The property is laid out over 3 floors, but also includes lower ground cellar for storage, The property has gardens front, side and large car park.

Please contact us to arrange your early viewing.



Vestibule

7'2" x 4'11" (2.2 x 1.5)

Wooden flooring with double doors into Hallway

53a Hallway

18'8" x 7'2" (5.7 x 2.2)

Wooden flooring, radiator and original features

Reception Room

12'9" x 12'1" (3.9 x 3.7)

Fire with marble surround, UPVC doors leading to patio

Reception Room 2 Front

15'1" x 15'0" (4.6 x 4.59)

UPVC double glazed bay window, radiator, cast iron fireplace with surround

Kitchen

9'2" x 12'9" (2.8 x 3.9)

Window to rear range of wall and base units, double sink with mixer tap, space for Range oven, extractor fan, space for fridge freezer, UPVC double glazed window, rear door leading to patio

Bedroom

15'0" x 15'1" (4.59 x 4.6)

UPVC double glazed window, radiator

Bathroom

14'8" x 6'6" (4.49 x 2)

Low level WC, bidet, pedestal sink, roll top bath, walk in shower cubicle with electric shower, ladder towel radiator, fully tiled walls and floor.

Cellar

Full size cellar, boilers

53B Hallway

30'8" x 7'4" (9.35 x 2.26)

UPVC double glazed door, stairs leading to central hallway with grand proportions and stairs to the 2nd floor

Cloakroom

Reception Room

15'1" x 17'8" (4.6 x 5.4)

UPVC double glazed window, wooden flooring, radiator and original ornate fire surround.

Kitchen

9'2" x 12'9" (2.8 x 3.9)

Access to Dining area, UPVC double glazed window, range of wall and base units incorporating stainless steel sink with mixer tap, oven hob and extractor fan, part tiled walls and wooden flooring

Diner

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

UPVC double glazed window, radiator open to kitchen area

Bedroom 1

15'1" x 14'9" (4.6 x 4.5)

UPVC double glazed window and radiator

Shower Room

6'4" x 19'1" (1.95 x 5.84)

UPVC double glazed frosted window, low level WC, pedestal sink, walk in shower, towel ladder radiator, fully tiled walls and floor

Loft

Reception Room

14'5" x 13'5" (4.4 x 4.1)

Velux window and radiator access to shower Room

Shower Room

7'2" x 9'6" (2.2 x 2.9)

Velux window, low level WC, wall mounted wash hand basin, walk in shower cubicle with electric shower, traditional radiator/towel rail and tiled flooring

Bedroom 2

18'4" x 13'1" (5.6 x 4)

UPVC double glazed window, radiator

Bedroom 3

15'1" x 15'1" (4.6 x 4.6)

Velux window, radiator


Store Room

With Water tank

Outside

To the front of the property there is a substantial driveway leading to parking for several vehicles. There is an outbuilding presently used as a laundry room

To the rear of the property there is a patio area

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		
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		
EU Directive 2002/91/EC 