



38 Botanic Place, Liverpool, Merseyside L7 0ER Offers In The Region Of £130,000

Berkeley Shaw are pleased to welcome to the market this 3/4 bedroom property in the popular area of Kensington, Liverpool. Previously resided as a HMO with shared bathroom facilities and 4 bedrooms to occupy. The property is currently being used as a short term let investment.

In brief the property comprises of; entrance hallway which leads into the spacious lounge/dining/kitchen area, downstairs W/C and rear yard with artificial grass to give a garden feel and one double bedroom off the hallway. To the first floor there are two good sized double bedrooms, one single bedroom and shower room.

The location of this property is great with Liverpool City Centre within easy reach. Local amenities also near by and great motorway links with the M62 a short drive way.



Hallway

13'5" x 2'9" (4.09m x 0.84m)

Laminate flooring, white painted walls, leading to the open plan kitchen/diner or lounge area.

Kitchen

15'2" x 8'0" (4.62m x 2.44m)

Mixture of wall and base fitted units, built in oven, hob, extractor fan, freestanding unit space for washing machine and dishwasher, stainless steel sink and draining board. Access to W.C, storage cupboard, UPVC external door leading to yard, UPVC rear aspect window. Access to bedroom 1 which would have been original lounge and staircase leading to first floor.

Lounge/Diner

18'8" x 6'11" (5.69m x 2.11m)

Currently being used as a lounge/seating area however can be used as a dining area too.

WC

5'3" x 2'8" (1.60m x 0.81m)

Toilet and hand basin.

Bedroom 1/Lounge

13'9" x 7'2" (4.19m x 2.18m)

Currently being used as a double bedroom occupying, double bed, wardrobe, chest of drawers and desk and has feature fireplace. However could be used as a sitting room for owner occupation. UPVC front aspect bay window.

Bedroom 2

10'9" x 10'6" (3.28m x 3.20m)

Double bedroom with double bed frame, double wardrobe, chest of drawers, desk and UPVC bay front aspect window.

Bedroom 3

9'5" x 9'0" (2.87m x 2.74m)

Double bedroom with double bed frame, wardrobe, chest of drawers, desk and rear aspect UPVC double glazed window.

Bedroom 4

13'4" x 6'8" (4.06m x 2.03m)

Single room with single frame, built in wall storage with

wall hanging clothes rail inserted, UPVC front aspect window.

Shower Room

9'2" x 4'4" (2.79m x 1.32m)

Toilet, sink, walk in shower cubicle with electric shower, UPVC rear aspect frosted window.

Yard

Rear yard with artificial grass and space for a small table and chairs.

