



14 Hougoumont Avenue, Liverpool, Merseyside L22 0LL

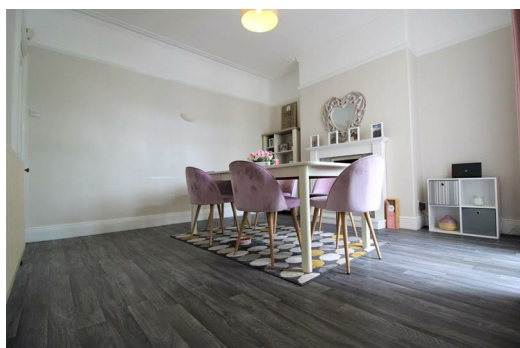
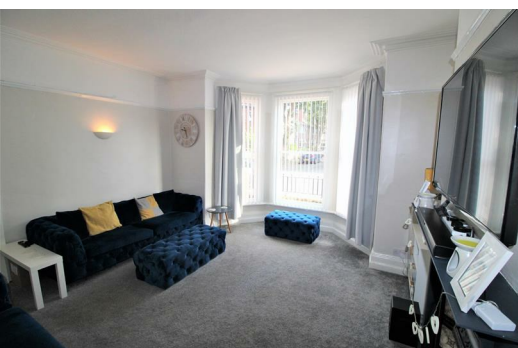
Offers In Excess Of £285,000

Berkeley Shaw are pleased to offer this well presented 4 bedroom terraced family home, in the heart of L22. The property is situated in a popular area, and close to shops, schools and transport links, and a stone throw from the Marina.

The property has two reception rooms and an open plan kitchen/snug to the ground floor, with a utility room.

The first floor has Four bedrooms and a large family bathroom.

Early viewing advised.



Vestibule

Meter cupboards, original quarry tiled floor

Hall

Radiator, vinyl floor

Lounge

Wooden sash single glazed windows, open fire with wooden surround, radiator

Dining Area

UPVC double glazed doors to rear garden, gas fire with surround, radiator, vinyl floor

Kitchen

Range of wall and base units, stainless steel sink with drainer, gas point for cooker, space for fridge, boiler, part tiled walls, vinyl floor, UPVC double glazed windows x 2

Utility

Space for washing machine, tumble dryer and fridge freezer, UPVC double glazed windows x 2, UPVC double glazed door to rear garden.

Landing

Turning staircase onto landing, radiator

Bedroom One

Wooden sash single glazed bay window, radiator

Bedroom Two

UPVC double glazed window, radiator

Bedroom Three


Wooden sash single glazed window, radiator

Bedroom Four

UPVC double glazed window, radiator, wooden floor

Bathroom

Low level WC, pedestal sink, panelled bath with shower attachment, walk in shower, storage cupboard, radiator, tiled walls, vinyl floor, UPVC double glazed window

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		
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