



## 23 Fir Road, Liverpool, Merseyside L22 4QL

Offers In Excess Of £350,000

BERKELEY SHAW are delighted to present for sale this simply stunning semi-detached house in Waterloo. This 4 BED SEMI DETACHED property is an ideal family home, and given its close proximity to Crosby village and excellent schools, local shops, parks and transport links, will be an excellent buy.

The property has been renovated and modernized to an exceptional standard throughout whilst retaining some original features.

On the ground floor there is a vestibule, hallway, 2 reception rooms, kitchen and WC. To the first floor there are 4 bedrooms and a family bathroom.

Arrange an early viewing with us on 0151 924 6000



### Vestibule

6'2" x 3'3" (1.9 x 1)

Tiled floor, meter cupboards

### Hallway

16'8" x 6'2" (5.1 x 1.9)

Tiled floor, under stairs storage

### Reception Room 1

14'1" x 13'9" (4.3 x 4.2)

UPVC double glazed window, gas fire with surround, radiator

### Reception Room 2

11'9" x 14'1" (3.6 x 4.3)

UPVC double glazed patio doors, gas fire with surround, radiator.

### Kitchen

18'8" x 9'10" (5.7 x 3)

Range of wall and base units, quartz worktops, double cooker, extractor fan, stainless steel sink with mixer tap, integrated dishwasher, integrated washing machine, integrated tumble dryer, integrated fridge and freezer, UPVC double glazed windows x 2, UPVC double glazed sliding doors to rear, tiled floor.

### WC

6'10" x 2'3" (2.1 x 0.7)

Low level WC, sink with vanity unit, UPVC double glazed window

### Stairs to first floor

Split landing, UPVC double glazed window

### Bedroom 1 Front

12'9" x 11'5" (3.9 x 3.5)

UPVC double glazed window, radiator

### Bedroom 2

14'1" x 11'9" (4.3 x 3.6)

UPVC double glazed window, radiator

### Bedroom 3 Front

11'5" x 7'6" (3.5 x 2.3)

UPVC double glazed window, radiator

### Bedroom 4 Rear

9'6" x 9'2" (2.9 x 2.8)

UPVC double glazed window, radiator

### Family Bathroom

8'6" x 6'6" (2.6 x 2)

Low level WC, pedestal sink, roll top bath, walk in shower, UPVC double glazed window x 2, tiled floor.

### Lean to

19'8" x 3'3" (6 x 1)

Used for Storage

### Outside

There is a paved area to the front. To the rear is a spacious courtyard garden and there is a lean to at the side of the property, currently used for storage. There is a pergola and timber gate to rear.

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			
		53	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, levels, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as the sole basis for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee is made for their operation or efficiency on the day.  
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