



## 3 Geves Gardens, Liverpool, Merseyside L22 3XD Offers In The Region Of £315,000

**NO CHAIN!!** Three bedroom semi detached family home, enjoying a fantastic well kept garden, plot to the front, side and rear. The property has ample parking and has a garage and is also situated in the corner of a cul-de-sac. The property is in a conservation area.

To the ground floor there is a porch, hall, open plan lounge/diner and a farmhouse style kitchen. On the first floor there are three generous bedrooms with a wet room and a separate w/c.

The property is centrally heated and double glazed throughout, and is close to ALL amenities.

To View Call Berkeley Shaw today



## Porch

## Hall

12'9" x 6'2" (3.9 x 1.9)

## Lounge

16'4" x 13'1" (5 x 4)

Open with dining room, feature gas fire, double glazed bow bay window, radiator

## Dining Room

9'6" x 10'9" (2.9 x 3.3)

Open with lounge, to the rear of property with radiator and double glazed window.

## Kitchen

10'9" x 10'2" (3.3 x 3.1)

Farmhouse style kitchen with a range of wall and base units, integrated dish washer, washing machine, electric oven and gas hob, integrated microwave. Double locking stable door and a pantry.

## Bedroom One

12'9" x 15'8" (3.9 x 4.8)

Double bedroom, double glazed bow bay window, radiator

## Bedroom Two

12'5" x 11'9" (3.8 x 3.6)

Double bedroom to rear, double glazed window overlooking the garden. 1 x radiator

## Bedroom Three

11'5" x 8'10" (3.5 x 2.7)

To the front of the property, double glazed window, radiator and storage cupboard above the stairs.

## Bathroom 1.9 x 1.7

Wet room, vanity unit with washing hand basin

## W/C

5'10" x 2'7" (1.8 x 0.8)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			71
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(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	



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