# **Berkeley**Shaw

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## 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

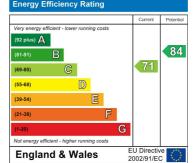
#### 11'5" x 8'10" (3.5 x 2.7)

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

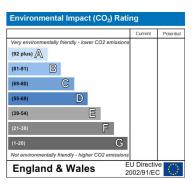
#### Bathroom 1.9 x 1.7

Wet room, vanity unit with washing hand basin

**W/C** 5'10" x 2'7" (1.8 x 0.8)



GROUND FLOOP







1ST FLOOR

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