

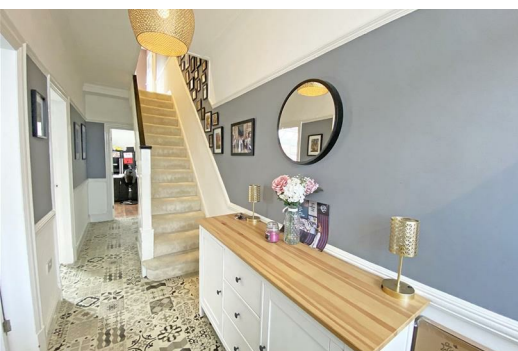


## 51 College Road, Liverpool, Merseyside L23 0RL

£295,000

BERKELEY SHAW are delighted to present to the market this outstanding family home which is filled with period features. The FOUR BEDROOM terraced property is situated in the popular area of CROSBY and is convenient for local amenities including schools, shops, bars, restaurants and transport links. This beautiful home briefly comprises of an entrance hall, two reception rooms and kitchen to the ground floor. The first floor has four bedrooms and a family bathroom.

Please call Berkeley Shaw on 0151 924 6000 to book your viewing.





## Porch

4'11" x 3'7" (1.5 x 1.1)

Wooden door, meter cupboards, tiled floor.

## Hallway

20'4" x 4'11" (6.2 x 1.5)

Radiator, laminate floor.

## Reception Room

13'1" x 12'9" (4 x 3.9)

UPVC double glazed bay window ,log burner, ,storage cupboards, shelves, radiator,

## Rear Reception Room

12'9" x 11'9" (3.9 x 3.6)

UPVC double glazed window, radiator, cast iron fire place.

## Kitchen

17'8" x 11'1" (5.4 x 3.4)

Range of wall and base units, ceramic sink with mixer tap, induction hob, electric oven, integrated dishwasher, plumbing for washing machine, space for fridge freezer, bespoke storage seat, radiator, laminate floor, UPVC double glazed window x 2, UPVC double glazed door to rear garden.

## Landing

16'4" x 5'2" (5 x 1.6)

Storage cupboard.

## Bedroom 1

15'5" x 12'1" (4.7 x 3.7)

UPVC double glazed bay window, radiator.

## Bedroom 2

11'1" x 7'6" (3.4 x 2.3)

UPVC double glazed window, storage cupboard.

## Bedroom 3

12'9" x 11'9" (3.9 x 3.6)

UPVC double glazed window, radiator.

## Bedroom 4 Front

9'10" x 6'2" (3 x 1.9)

Currently used as a dressing room.

## Family Bathroom

7'10" x 7'10" (2.4 x 2.4)

Low level WC, pedestal sink with storage cupboard, roll top bath, shower, towel ladder radiator, UPVC double glazed window, tiled walls and floor.

## Outside

To the front there is a paved area. The rear garden has astro turf and is paved. There are 3 outbuildings, 2 for storage and 1 with an outside WC.

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 <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		
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