



## 138 Raven Meols Lane, Liverpool, Merseyside L37 4DQ

£450,000

Karen Parks @ Berkeley Shaw is pleased to offer for sale this 4 bedroomed, 2 bathroomed, 4 reception roomed mature semi-detached family home. The property has been well maintained and has the benefit of a south facing garden and 12.9 (42') garage workshop. The accommodation comprises: hall, lounge, family room, dining room, sun room, fitted kitchen and cloakroom to the ground floor and 4 double bedrooms (one with en-suite) and family bathroom. Outside drive with parking for several cars, and gardens to the front and rear.



## Ground Floor

### Hall

Spindled stairs to first floor, radiator, ceiling cornicing.

### Lounge

17'4" x 11'11" (5.29 x 3.65)

UPVC double glazed bay window to front, feature stone fireplace with wood burning stove, ceiling cornicing, ceiling rose, radiator.

### Rear Lounge

17'1" x 10'11" (5.23 x 3.34)

UPVC double glazed window to rear garden, feature stone fireplace with woodburner, radiator,

### Dining Room

12'3" x 11'4" (3.75 x 3.46)

UPVC double glazed window, ceiling cornicing, ceiling rose, plate rail, radiator open to:

### Fitted Kitchen

11'4" x 11'0" (3.46 x 3.37)

UPVC double glazed door and window to conservatory, range of high and low level fitted units, granite worksurfaces and splash back, breakfast bar, 1 1/2 bowl stainless steel sink unit with mixer taps, built in oven and grill, four ring hob with extractor fan over, space for American style fridge/freezer, plumbed for dishwasher, Amtico flooring, ceiling cornicing, heated towel rail,

### cloakroom

6'6" x 5'5" (2 x 1.66)

UPVC double glazed window, plumbed for washing machine, wash basin in vanity unit, low level wc, tiled flooring, radiator.

### Sun Room

15'8" x 11'6" (4.79 x 3.53)

Wooden framed, patio doors and single door to rear garden, obscure ceiling, radiator.

## First Floor

### Landing

UPVC double glazed window to rear garden, turned spindled staircase, ceiling cornicing, ceiling rose.

### Bedroom 1

14'1" x 11'10" (4.3 x 3.63)

UPVC double glazed window, built in wardrobes to one wall, wash basin inset in vanity unit, ceiling cornicing, radiator.

### Bedroom 2

11'1" x 9'2" (3.39 x 2.8)

UPVC double glazed window, built in wardrobes to one wall, ceiling cornicing, loft access, radiator.

### En-Suite

Walk in shower cubicle, wall hung wash basin, low level wc, tiled walls, tiled floor, heated chrome towel rail.

### Bedroom 3

12'2" x 7'10" (3.73 x 2.39)

UPVC double glazed window, built in wardrobes to one wall, ceiling cornicing, radiator.

### Bedroom 4

11'0" x 11'4" (3.37 x 3.47)

UPVC double glazed window, built in wardrobes to one wall, ceiling cornicing, radiator.

### Bathroom

8'7" x 7'8" (2.63 x 2.36)

UPVC double glazed window, white suite comprising: corner bath, walk in shower cubicle, wash basin in vanity unit, low level wc, tiled walls, tiled floor, heated towel rail.

## Outside

### Front Garden

Paved drive with parking for several cars, walled with borders, drive to garage work/shop, gate to rear garden.

### Rear Garden

South facing and not overlooked, a well maintained mature garden, laid to lawn, Indian stone patio, garden pond, coal house, wood storage, tool shed.

### Garage/workshop

42'3" x 12'0" (12.9 x 3.66)

Electric up and over door, side door to garden and windows, stainless steel wash basin and drainer, lighting and electricity laid on,

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			
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