



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 corning.

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 corning, 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 corning, 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 corning, 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 corning, 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 corning, radiator.

Bedroom 2

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

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

Bedroom 4

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

UPVC double glazed window, built in wardrobes to one wall, ceiling corning, 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,

