



## 11 Miranda Road South, Liverpool, Merseyside L20 2QA

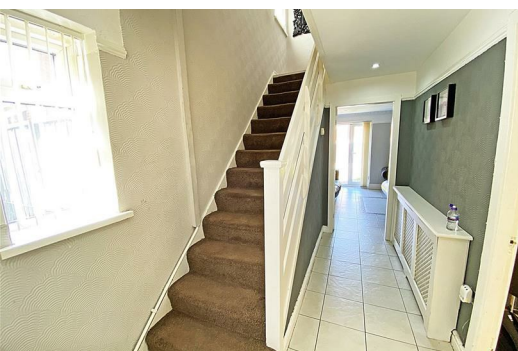
**Offers Over £120,000**

BERKELEY SHAW are pleased to offer for sale this 3 BEDROOM SEMI DETACHED HOUSE in Kirkdale. The property is convenient for all local amenities and transport links into the City Center.

The accommodation comprises of a spacious lounge, fitted kitchen with dining area, three bedrooms and family bathroom. The property benefits from gas central heating and double glazing throughout.

There is a driveway to the front and a rear garden.

Please call BERKELEY SHAW on 0151 924 6000 to arrange your viewing.





Hall

13'1" x 6'6" (4 x 2)

UPVC double glazed window, radiator, electric cupboard, tiled floor.

Lounge

15'8" x 11'9" (4.8 x 3.6)

UPVC double glazed window, UPVC double glazed patio door, gas fire, radiator, tiled floor.

Kitchen

13'1" x 8'10" (4 x 2.7)

Range of wall and base units, electric hob and oven, extractor fan, stainless steel sink with mixer tap, tiled floor, UPVC double glazed window

Storage Cupboard (under stairs)

11'9" x 2'3" (3.6 x 0.7)

Landing

10'9" x 6'6" (3.3 x 2)

UPVC double glazed window, laminate floor.

Bedroom 1

13'5" x 8'10" (4.1 x 2.7)

UPVC double glazed window, radiator, laminate floor.

Bedroom 2

11'9" x 8'10" (3.6 x 2.7)

UPVC double glazed window, radiator, laminate floor.

Bedroom 3

8'6" x 6'6" (2.6 x 2)

UPVC double glazed window, radiator, laminate floor.

Family Bathroom

6'2" x 5'2" (1.9 x 1.6)

Low level WC, pedestal sink, bath, tiled walls and floor, UPVC double glazed window.

Outside

There is a block paved driveway to the front with gates. To the rear there is a lawn and patio areas.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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		
(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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used on strictly any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operating efficiency can be given. Made with SketchUp 03/02/2022

