



42 Cable Street, Liverpool, Merseyside L37 3LX

£278,000

Karen Parks @ Berkeley Shaw are pleased to offer for sale with no chain this three bedroomed semi-detached 'Victorian' semi-detached family home. The property is situated within walking distance to Formby Village, local schools, transport routes and amenities. The accommodation comprises: enclosed porch, hall, lounge, dining room, fitted kitchen/breakfast room, snug and shower room to the ground floor with three bedrooms and family bathroom to the first, Outside drive with parking for several cars, a garage and gardens to the front and rear, the rear being south facing.



Ground Floor

Enclosed Porch

Double glazed front door, tiled walls to dado height, tiled flooring, glazed wooden door to:

Hall

Stairs to first floor, ceiling cornicing, radiator with cover.

Lounge

13'6" x 12'0" (4.13 x 3.68)

UPVC double glazed window, feature cast iron fire surround with tiled inset, tiled hearth, living flame coal effect gas fire, ceiling cornicing, ceiling rose, radiator,

Dining Room

12'3" x 11'3" (3.75 x 3.45)

UPVC double glazed window to rear garden, feature cast iron fire surround with tiled inset, electric fire, original built in shelving with double cupboard, pantry with shelving, picture rail, radiator.

Kitchen/Breakfast Room

16'9" x 9'0" (5.13 x 2.75)

UPVC double glazed door and 2 UPVC double glazed windows, range of high and low level fitted units, post formed work surfaces, stainless steel sink unit with mixer tap and drainer board, built in double oven, 4 ring gas hob with extractor over, integrated fridge & freezer, integrated dishwasher, plumbed for washing machine, dining area, 2 radiators,

Snug

8'11" x 8'4" (2.73 x 2.56)

2 UPVC double glazed windows, radiator, door to:

Shower Room

UPVC double glazed window, walk in shower cubicle, wash basin, low level wc, tiled to dado rail, heated chrome towel rail.

First Floor

Landing

Spindled balustrade, turned staircase, loft access, slingsby ladder, boarded with lighting

Bedroom 1

15'7" x 10'5" (4.75 x 3.18)

2 UPVC double glazed windows, picture rail, radiator,

Bedroom 2

10'11" x 8'10" (3.35 x 2.71)

UPVC double glazed window, radiator.

Bedroom 3

9'10" x 5'6" (3.02 x 1.70)

UPVC double glazed window, radiator.

Bathroom

9'9" x 5'3" (2.98 x 1.62)

UPVC double glazed window, white suite comprising: panelled bath with shower over, pedestal wash basin, low level wc, tiled walls, radiator.

Outside

Front Garden

Paved drive with parking, double gates to rear, personal gate with path, laid to lawn, borders with shrubs and bushes.

Rear Garden

South facing, large side paved patio area with space for garden table, laid to lawn, patio area, borders with trees, shrubs and bushes.

Garage

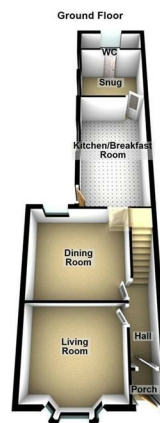
Detached garage, up and over door, lighting and electricity, entered via side paved drive

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		
	58	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Measurements are approximate. Plan produced using Planit.



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