



## 6 Woodlands Road, Liverpool, Merseyside L37 2JW

£375,000

Karen Parks @ Berkeley Shaw is delighted to offer for sale with 'NO CHAIN' this well presented three double bed roomed detached family home situated within close proximity to local schools, amenities and transport routes. The accommodation comprises: enclosed porch, hall, lounge, dining room, fitted kitchen and wc to the ground floor and three bedrooms, family bathroom and wc to the first. Outside drive with parking for several cars and gardens to the front and rear.



## Ground Floor

### Enclosed Porch

UPVC double glazed door with side windows, tiled flooring, UPVC double glazed door to hall.

### Hall

10'5" x 6'0" (3.19 x 1.85)

Stairs to first floor, understairs cupboard, wood effect flooring, radiator.

### Lounge

15'10" x 14'9" (4.84 x 4.51)

UPVC double glazed window, ceiling cornicing, radiator.

### Dining Room

16'4" x 9'10" (5.00 x 3.00)

Two UPVC double glazed windows ceiling cornicing, wood effect flooring, radiator,

### Fitted Kitchen

11'1" x 8'3" (3.38 x 2.54)

UPVC double glazed window, door to inner hall, range of high and low level fitted units post formed worksurfaces, 1 1/2 bowl stainless steel sink unit with mixer tap, built in oven, 4 ring gas hob with extractor over, plumbed for washing machine, plumbed for dishwasher, space for fridge, worcester boiler housed in cupboard, part tiled walls.

### Inner hall

UPVC double glazed door to garden, door to garage and door to wc.

### wc

UPVC double glazed window, wash hand basin, low level wc, part tiled, tiled flooring, heated towel rail.

## First Floor

### Landing

Two UPVC double glazed windows, airing cupboard, loft access.

### Bedroom 1

15'11" x 11'10" (4.86 x 3.62)

UPVC double glazed window, radiator,

### bedroom 2

10'7" x 10'5" (3.23 x 3.19)

UPVC double glazed window, radiator,

### Bedroom 3

10'5" x 8'4" (3.20 x 2.55)

UPVC double glazed window, radiator,

### Bathroom

10'6" x 5'6" (3.22 x 1.69)

UPVC double glazed window, white suite comprising: panelled bath with mixer taps, walk in double shower cubicle, pedestal wash basin, heated chrome towel rail, tiled walls, tiled floor.

## WC

UPVC double glazed window, low level wc.

## Outside

### Integrated Garage

Up and over door, personal door in Inner hall, lighting and electricity laid on,

### Front Garden

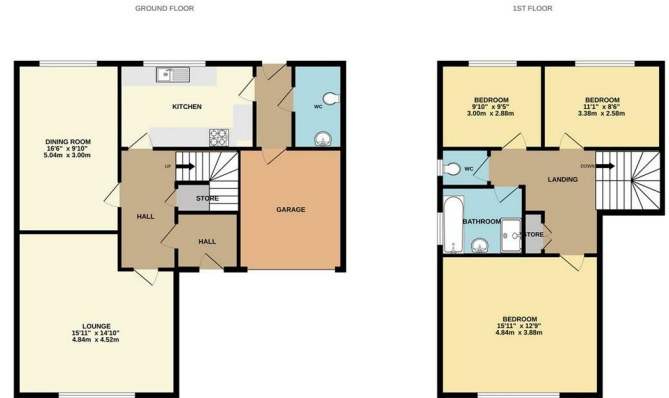
Block paved drive with parking for several cars, laid to lawn, borders with shrubs and bushes.

### Rear Garden

Decked patio area, laid to lawn, borders with trees, shrubs and bushes.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 70                      | 80        |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



Where every attempt has been made to ensure the accuracy of the particulars contained here, measurements of floor, wall, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Heringer C2002

