



92 Melling Road, Liverpool, Merseyside L9 0LQ

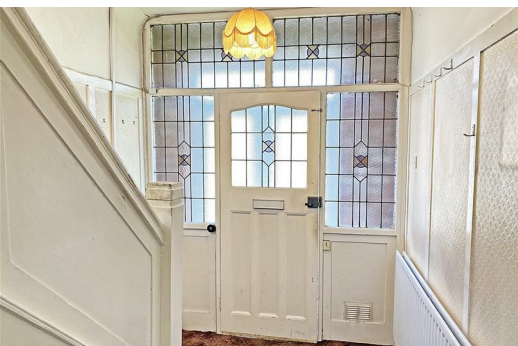
Offers In Excess Of £180,000

Berkeley Shaw are pleased to bring to market this 3 Bedroom, Semi Detached property in need of modernisation.

Located in the popular L9 area of Liverpool this property benefits from great local amenities and excellent transport links nearby.

The property briefly comprises of Entrance Hall, 2 Reception Rooms and Kitchen to the Ground Floor. To the first floor there are 3 bedrooms and a Shower Room.

Please contact Berkeley Shaw to arrange your viewing.



Porch

8'10" x 1'3" (2.7 x 0.4)

UPVC front door

Hallway

15'1" x 6'10" (4.6 x 2.1)

Original front door, radiator, under stairs storage cupboard.

Front Lounge

11'9" x 10'2" (3.6 x 3.1)

UPVC double glazed window, gas fire with surround, radiator.

Rear Living Room

12'5" x 11'5" (3.8 x 3.5)

UPVC double glazed window, gas fire, radiator.

Kitchen

8'10" x 6'10" (2.7 x 2.1)

Range of wall and base units, stainless steel sink with mixer tap, gas point for oven, plumbing for washing machine, part tiled walls, laminate floor UPVC double glazed window, UPVC double glazed door to garden.

Landing

5'10" x 8'10" (1.8 x 2.7)

UPVC double glazed window.

Shower Room

6'6" x 5'6" (2.0 x 1.7)

Low level WC, pedestal sink, shower cubicle with electric shower.

Bedroom 1

12'1" x 11'5" (3.7 x 3.5)

UPVC double glazed window, original fire place, radiator, storage cupboard housing boiler and water tank.

Bedroom 2

12'5" x 12'5" (3.8 x 3.8)

UPVC double glazed window, original fire place, radiator.

Bedroom 3 Box Room

6'10" x 7'10" (2.1 x 2.4)

UPVC double glazed window, radiator.

Outside

To the front of the property there is off road parking and to the rear there is a secluded garden

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 53 | |
| (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 ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, solicitor and estate agent shall have no liability in respect of any errors or omissions. Made with Metrepa 10/2022

