



95 Thornbeck Avenue, Liverpool, Merseyside L38 9EX

Asking Price £260,000

BERKELEY SHAW are pleased to offer this 3 Bedroom DETACHED property in HIGHTOWN. Ideal for a family, the accommodation comprises of a lounge, kitchen and conservatory to the ground floor. The first floor has 3 bedrooms and a shower room.

The property is located within a semi-rural village and is within easy reach of Hightown Railway station, the Hightown Club and the Hightown Hotel. It has direct rail links to Southport and Liverpool City Centre and within walking distance of the BEACH.

The property benefits from gas fired central heating and double glazing.

There are gardens to the rear of the property and a driveway providing off road parking for a couple of cars.

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



Ground Floor

Hallway

3'11" x 3'11" (1.2 x 1.2)

Lounge

25'3" x 14'9" (7.7 x 4.5)

UPVC double glazed window, gas living flame fire, radiator

Conservatory

8'10" x 14'5" (2.7 x 4.4)

UPVC double glazed window, UPVC double glazed doors, half brick conservatory, radiator, tiled floor.

Kitchen

16'8" x 7'6" (5.1 x 2.3)

Range of wall and base units, one and a half bowl stainless steel sink, electric oven, gas hob, space for fridge, freezer, washing machine and dishwasher, radiator, part tiled walls, tiled floor, UPVC double glazed window, UPVC double glazed door.

First Floor

Bedroom 1

11'9" x 8'2" (3.6 x 2.5)

UPVC double glazed window, fitted wardrobes, radiator.

Bedroom 2

9'2" x 8'2" (2.8 x 2.5)

UPVC double glazed window, radiator.

Bedroom 3

7'10" x 6'2" (2.4 x 1.9)

UPVC double glazed window, fitted units, radiator.

Landing

10'5" x 5'10" (3.2 x 1.8)

Airing cupboard, radiator.

Shower Room

5'10" x 5'2" (1.8 x 1.6)

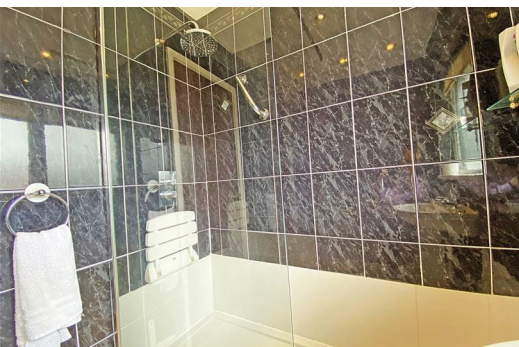
Low level WC, pedestal sink. walk in shower, tiled walls, tiled floor, UPVC double glazed window.

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



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, fixtures, fittings and other details are not guaranteed and are for information only. The description is not intended to constitute an offer of any services or products. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metreplan 10/02



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