



31 Runnells Lane, Liverpool, Merseyside L23 1TR

Offers In Excess Of £165,000

Berkeley Shaw are pleased to present a CHARACTER 3 Bed Semi Detached Maddox Cottage in a SEMI RURAL residential area of Thornton.

The accommodation benefits from part UPVC double glazing and gas central heating and comprises of hallway, lounge and kitchen/diner to the ground floor. To the first floor there are three bedrooms and family bathroom.

The generous rear garden is laid to lawn with a patio area. The front garden is paved providing off road parking for several cars

Viewing is recommended. Please call Berkeley Shaw 0151 924 6000



Hallway

12'9" x 5'10" (3.9 x 1.8)

UPVC front door hallway has a radiator and access to stairs and ground floor rooms

Living Room

11'5" x 16'4" (3.5 x 5)

Dual aspect Living Room with UPVC windows to the front and French doors to the rear garden, fire surround with inset gas fire and radiator

Kitchen Diner

16'4" x 7'2" (5.0 x 2.2)

Triple aspect UPVC double glazed windows and door to rear garden. Range of wall and base units with laminate worktops, one and half bown sink, electric oven, gas hob with extractor fan above, plumbed for washing machine, 2 radiators and tiled flooring

Utility Room

5'10" x 2'11" (1.8 x 0.9)

Window to side space for fridge freezer

Landing

9'2" x 5'10" (2.8 x 1.8)

UPVC double glazed window and turned staircase

Master Bedroom

11'1" x 10'2" (3.4 x 3.1)

UPVC double glazed windows, built in wardrobes, radiator

Bedroom 2

14'9" x 5'10" (4.5 x 1.8)

UPVC double glazed window to the rear, fitted storage, radiator

Bedroom 3

7'6" x 11'9" (2.3 x 3.6)

UPVC double glazed window, radiator

Family Bathroom

9'2" x 7'2" (2.8 x 2.2)

UPVC frosted double glazed window, large walk in shower cubicle, low level WC, paneled bath and vanity wash hand basin, radiator and tiled walls

Outside

To the front of the property there is a block paved drive with parking for several cars and access to the rear garden. To the rear of the property there is a garage and a substantial garden laid to lawn with an abundance of shrubs and trees

