



6 Derwent Road, Liverpool, Merseyside L23 0SX

Offers In Excess Of £195,000

BERKELEY SHAW are pleased to present this THREE BEDROOM MID TERRACE HOUSE in need of modernisation. The property is in a popular spot and within walking distance to local shops, Crosby village, transport links, local parks and Rimrose Valley country park.

The accommodation briefly comprises of a hall, lounge, kitchen/diner and WC to the ground floor. To the first floor there are 3 bedrooms and a wet room. There are gardens to the front and rear.

Call BERKELEY SHAW on 0151 924 6000 to book your viewing.



Front Exterior

Hallway

1.2 x 0.9

leaded glass, laminate floor, staircase with carpeted

Front Reception

15'1" x 12'1" (4.6 x 3.7)

carpet, original fireplace

Kitchen / Diner

4.6 x 2.3

UPVC patio doors leading on to garden, kitchen comprises of a range of fitted base and wall units, laminate worktops, spaces for cooker fridge and washing machine stainless steel sink, Tilled floor and Fireplace

Downstairs W.C.

2'7" x 3'3" (0.8 x 1.0)

Vinyl flooring , Low level w.c. wash hand basin

First Floor

Landing

2.1 x 2.6

Radiator, original bannister

Bedroom 1

10'9" x 10'5" (3.3 x 3.2)

double glazed window, radiator, carpet and fireplace

Bedroom 2

11'9" x 10'5" (3.6 x 3.2)

double glazed window, Fireplace, Radiator, carpet.

Bedroom 3

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

Double glazed window, radiator, carpet

Wet Room

6'6" x 5'10" (2.0 x 1.8)

Double glazed window, fully tiled, Electric Shower, low level w.c. pedestal wash basin

Rear Exterior

Flagged patio and lawn area

