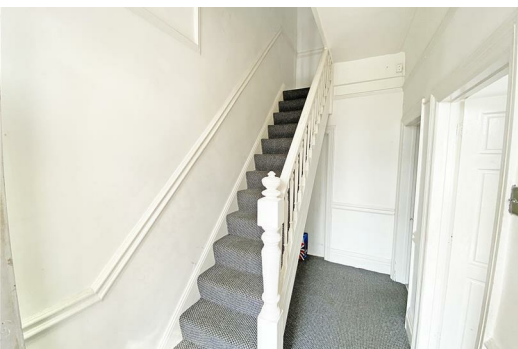


**70 Church Road, Liverpool, Merseyside L21 4LW**  
**Offers In Excess Of £125,000**

BERKELEY SHAW are delighted to present to the market this family home. The THREE BEDROOM terraced property is situated in the popular area of Seaforth and is convenient for local amenities including schools, shops, and transport links. This home briefly comprises of an entrance hall, two reception rooms and kitchen to the ground floor. The first floor has three bedrooms and a family bathroom.

Please call Berkeley Shaw on 0151 924 6000 to book your viewing.





## Porch

5'2" x 3'3" (1.6 x 1.0)

Tiled floor, leaded glass doorway, solid wood door

## Hall

12'1" x 5'2" (3.7 x 1.6)

Original features, stain glass doorway

## Front Lounge

14'9" x 10'5" (4.5 x 3.2)

Double glazed window, radiator

## Rear Lounge

12'5" x 10'5" (3.8 x 3.2)

Ceiling fan, radiator, single glazed window

## Kitchen

9'10" x 5'2" (3.0 x 1.6)

Gas cooker space, washing machine plumbing, combi gas central heating boiler, tiled floor

## Bedroom 1

9'2" x 5'6" (2.8 x 1.7)

Leaded double glazed window, radiator

## Bedroom 2

14'9" x 10'9" (4.5 x 3.3)

Leaded double glazed window, radiator

## Bedroom 3

10'9" x 12'9" (3.3 x 3.9)

Radiator and storage cupboard

## Family Bathroom

6'10" x 4'11" (2.1 x 1.5)

with low level w.c, pedestal wash basin, bath, radiator

## Outside

To the front there is a paved area. Rear walled garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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